

# Core Bolig III Investoraktieselskab

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

CVR no. 35 05 02 05

## **Annual report 2018**

The annual report was presented and approved at the  
Company's annual general meeting on

31 May 2019

Louise Hertz  
chairman

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**Core Bolig III Investoraktieselskab**  
Annual report 2018  
CVR no. 35 05 02 05

## **Statement by the Board of Directors and the Executive Board**

The Board of Directors and the Executive Board have today discussed and approved the annual report of Core Bolig III Investoraktieselskab for the financial year 1 January – 31 December 2018.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position 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 31 May 2019  
Executive Board:

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Louise Hertz

Board of Directors:

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Nathalie Marion-Denise  
Winkelmann

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Timm Anton Grün

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Keld Jessen

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Louise Hertz



## Independent auditor's report

### To the shareholders of Core Bolig III Investoraktieselskab

#### Opinion

We have audited the financial statements of Core Bolig III Investoraktieselskab for the financial year 1 January – 31 December 2018 comprising 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 Company's assets, liabilities and financial position 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 are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management's responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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



## Independent auditor's report

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

Copenhagen, 31 May 2019

**KPMG**

Statsautoriseret Revisionspartnerselskab  
CVR no. 25 57 81 98

Michael Tuborg  
State Authorised  
Public Accountant  
mne24621

**Core Bolig III Investoraktieselskab**  
Annual report 2018  
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## **Management's review**

### **Company details**

Core Bolig III Investoraktieselskab  
c/o Cobblestone A/S  
Gammel Køge Landevej 57, 3.  
2500 Valby

CVR no.: 35 05 02 05  
Established: 1 March 2013  
Financial year: 1 January – 31 December

### **Board of Directors**

Nathalie Marion-Denise Winkelmann  
Timm Anton Grün  
Keld Jessen  
Louise Hertz

### **Executive Board**

Louise Hertz

### **Auditor**

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 Copenhagen

### **Annual general meeting**

The annual general meeting will be held on 31 May 2019.

## **Management's review**

### **Operating review**

#### **Principal activities**

The purpose of the entity is to be the holding company and conduct business in real estate investment, management and real estate management, real estate development and other related activities.

#### **Development in activities and financial position**

The company's income statement for the year shows a profit of DKK 8,203 thousand. The balance sheet shows an equity of DKK 89,188 thousand.

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

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## Financial statements 1 January – 31 December

### Income statement

| DKK'000   | Note | 2018          | 2017         |
|---|------|---------------|--------------|
| <b>Gross loss</b>                               |      | <u>-76</u>    | <u>-19</u>   |
| <b>Operating loss</b>                           |      | <u>-76</u>    | <u>-19</u>   |
| Income from equity investments in associates    |      | 10,411        | 1,550        |
| Financial expenses                              |      | <u>0</u>      | <u>-2</u>    |
| <b>Profit before tax</b>                        |      | 10,335        | 1,529        |
| Tax on profit for the year                      |      | <u>-2,132</u> | <u>-339</u>  |
| <b>Profit for the year</b>                      |      | <u>8,203</u>  | <u>1,190</u> |
| <b>Proposed profit appropriation</b>            |      |               |              |
| Reserve for net revaluation under equity method |      | 10,411        | -561         |
| Retained earnings                               |      | <u>-2,208</u> | <u>1,751</u> |
|   |      | <u>8,203</u>  | <u>1,190</u> |



## Financial statements 1 January – 31 December

### Balance sheet

| DKK'000                          | Note | <u>31/12 2018</u> | <u>31/12 2017</u> |
|----------------------------------|------|-------------------|-------------------|
| <b>ASSETS</b>                    |      |                   |                   |
| <b>Fixed assets</b>              |      |                   |                   |
| <b>Investments</b>               |      |                   |                   |
| Equity investments in associates | 2    | <u>102,921</u>    | <u>92,510</u>     |
| <b>Total fixed assets</b>        |      | <u>102,921</u>    | <u>92,510</u>     |
| <b>Current assets</b>            |      |                   |                   |
| <b>Receivables</b>               |      |                   |                   |
| Corporation tax                  |      | <u>0</u>          | <u>314</u>        |
| <b>Total current assets</b>      |      | <u>0</u>          | <u>314</u>        |
| <b>TOTAL ASSETS</b>              |      | <u>102,921</u>    | <u>92,824</u>     |

## Financial statements 1 January – 31 December

### Balance sheet

| DKK'000   | Note | 31/12 2018     | 31/12 2017    |
|---|------|----------------|---------------|
| <b>EQUITY AND LIABILITIES</b>                       |      |                |               |
| <b>Equity</b>                                       |      |                |               |
| Share capital                                       |      | 18,200         | 18,200        |
| Share premium                                       |      | 3,166          | 3,166         |
| Reserve for net revaluation under equity method     |      | 63,462         | 53,051        |
| Retained earnings                                   |      | 4,360          | 6,569         |
| <b>Total equity</b>                                 |      | <b>89,188</b>  | <b>80,986</b> |
| <b>Provisions</b>                                   |      |                |               |
| Provisions for deferred tax                         |      | 12,932         | 11,790        |
| <b>Total provisions</b>                             |      | <b>12,932</b>  | <b>11,790</b> |
| <b>Liabilities other than provisions</b>            |      |                |               |
| <b>Current liabilities other than provisions</b>    |      |                |               |
| Trade payables                                      |      | 0              | 31            |
| Payables to group entities                          |      | 78             | 6             |
| Other payables                                      |      | 723            | 11            |
|   |      | 801            | 48            |
| <b>Total liabilities other than provisions</b>      |      | <b>801</b>     | <b>48</b>     |
| <b>TOTAL EQUITY AND LIABILITIES</b>                 |      | <b>102,921</b> | <b>92,824</b> |
| <b>Contractual obligations, contingencies, etc.</b> | 3    |                |               |
| <b>Related party disclosures</b>                    | 4    |                |               |

## Financial statements 1 January – 31 December

### Statement of changes in equity

| DKK'000                                      | Contributed<br>capital | Share<br>premium | Reserve for<br>net<br>revaluation<br>under equity<br>method | Retained<br>earnings | Total         |
|--|------------------------|------------------|---|----------------------|---------------|
| Equity at 1 January 2018                     | 18,200                 | 3,166            | 53,051  | 6,568                | 80,985        |
| Transferred over the profit<br>appropriation | <u>0</u>               | <u>0</u>         | <u>10,411</u>   | <u>-2,208</u>        | <u>8,203</u>  |
| <b>Equity at 31 December<br/>2018</b>        | <u>18,200</u>          | <u>3,166</u>     | <u>63,462</u>   | <u>4,360</u>         | <u>89,188</u> |

## **Financial statements 1 January – 31 December**

### **Notes**

#### **1 Accounting policies**

The annual report of Core Bolig III Investoraktieselskab for 2018 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in of specific provisions for reporting class C.

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

### **Income statement**

#### **Gross Profit**

Pursuant to section 32 of the Danish Financial Statements Act, the Company does not disclose its revenue.

The gross profit reflects of other external cost.

#### **Other external costs**

Other external costs comprise administration.

#### **Income from equity investments in associates**

The proportionate share of the individual associates' profit/loss after tax is recognised in the Group's and the Parent Company's income statements after elimination of a proportionate share of intra-group gains/losses.

#### **Financial expenses**

Financial expenses comprise interest expense.

#### **Tax on profit/loss for the year**

The Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income.

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

### Balance sheet

#### Equity investments in associates

Equity investments in associates in the Company are measured according to the equity method.

Equity investments in associates are measured at the proportionate share of the entities' net asset value calculated in accordance with the Group's accounting policies with deduction or addition of unrealised gains and losses and plus or minus the residual value of positive and negative goodwill calculated in accordance with the acquisition method.

Equity investments in associates with negative net asset values are measured at DKK 0, and any receivables from these entities are written down to the extent that the receivables are deemed irrecoverable.

#### Corporation tax and deferred tax

Current tax receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities based on the planned use of the asset or settlement of the liability.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; 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. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with 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. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

#### Cash at bank and in hand

Cash at bank and in hand comprise cash at bank.

#### Liabilities other than provisions

Liabilities are measured at net realisable value.

## Financial statements 1 January – 31 December

### Notes

#### 2 Investments

| DKK'000                                    | Investments<br>in associates |
|--|------------------------------|
| Cost at 1 January 2018                     | <u>39,459</u>                |
| Cost at 31 December 2018                   | <u>39,459</u>                |
| Revaluations at 1 January 2018             | 53,051                       |
| Net profit/loss for the year               | <u>10,411</u>                |
| Revaluations 31 December 2018              | <u>63,462</u>                |
| <b>Carrying amount at 31 December 2018</b> | <u><u>102,921</u></u>        |

#### 3 Contractual obligations, contingencies, etc.

The Company is jointly taxed with the group companies subject to the Danish scheme of joint taxation. Ejendomsselskabet PADK-3 ApS is the administrative company for reporting of the joint taxation to the Danish Tax Authorities.

##### Guarantees

The company has provided self-liability for credit institutions regarding Core Bolig III Kommanditaktieselskab's total balances with credit institutions.

The company has provided collateral of DKK 4,500 thousand regarding Core Bolig III Kommanditaktieselskab's balances with credit institutions.

#### 4 Related party disclosures

The financial statements of Core Bolig III Investoraktieselskab is included in the consolidated financial statements of Ejendomsselskabet PADK-3 ApS, c/o Cobblestone A/S, Gammel Køge Landevej 57, 3., 2500 Valby, where they can be obtained.