

# Core Bolig III Investoraktieselskab

c/o PATRIZIA Denmark A/S, Adelgade 15, 2., Adelgade 15, 2.  
1304 København K

CVR no. 35 05 02 05

## Annual report 2017

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

30 May 2018

  
Louise Hertz  
chairman

Core Bolig III Investoraktieselskab  
Annual report 2017  
CVR no. 35 05 02 05

## Contents

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Company details	5
Operating review	6
Financial statements 1 January – 31 December	7
Income statement	7
Balance sheet	8
Statement of changes in equity	10
Notes	11

## 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 2017.

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 2017 and of the results of the Company's operations for the financial year 1 January – 31 December 2017.

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 30 May 2018  
Executive Board:



---

Rikke Lykke

Board of Directors:



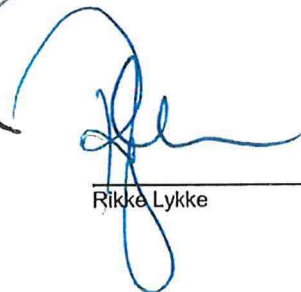
---

Peret Bergmann  
Chairman



---

Timm Anton Grün



---

Rikke Lykke



---

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 2017 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 2017 and of the results of the Company's operations for the financial year 1 January – 31 December 2017 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.





## 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 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, 30 May 2018

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Michael Tuborg  
State Authorised  
Public Accountant  
MNE no. 24621

Core Bolig III Investoraktieselskab  
Annual report 2017  
CVR no. 35 05 02 05

## Management's review

### Company details

Core Bolig III Investoraktieselskab  
c/o PATRIZIA Denmark A/S, Adelgade 15, 2., Adelgade 15, 2.  
1304 København K

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

### Board of Directors

Peret Bergmann, Chairman  
Timm Anton Grün  
Rikke Lykke  
Louise Hertz

### Executive Board

Rikke Lykke

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 Copenhagen

### Annual general meeting

The annual general meeting will be held on 30 May 2018.

Core Bolig III Investoraktieselskab  
Annual report 2017  
CVR no. 35 05 02 05

## **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 loss of DKK 1,190 thousand. The balance sheet shows an equity of DKK 80,986 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	2017	2016
<b>Gross loss</b>		<u>-19</u>	<u>-14</u>
<b>Loss before financial income</b>		-19	-14
Income from equity investments in associates		1,550	29,633
Financial expenses		<u>-2</u>	<u>0</u>
<b>Profit/loss before tax</b>		1,529	29,619
Tax on profit/loss for the year		<u>-339</u>	<u>-6,618</u>
<b>Profit/loss for the year</b>		<u><u>1,190</u></u>	<u><u>23,001</u></u>
<b>Proposed profit appropriation</b>			
Extraordinary dividend distributed		0	2,293
Reserve for net revaluation under equity method		-561	26,357
Retained earnings		<u>1,751</u>	<u>-5,649</u>
		<u><u>1,190</u></u>	<u><u>23,001</u></u>



## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	2017	2016
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Investments</b>	2		
Equity investments in associates		<u>92,510</u>	<u>90,012</u>
		<u>92,510</u>	<u>90,012</u>
<b>Total fixed assets</b>		<u>92,510</u>	<u>90,012</u>
<b>Current assets</b>			
<b>Receivables</b>			
Corporation tax		<u>314</u>	<u>128</u>
		<u>314</u>	<u>128</u>
<b>Cash at bank and in hand</b>		<u>0</u>	<u>233</u>
<b>Total current assets</b>		<u>314</u>	<u>361</u>
<b>TOTAL ASSETS</b>		<u><u>92,824</u></u>	<u><u>90,373</u></u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	2017	2016
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		18,200	18,200
Share premium		3,166	0
Reserve for net revaluation under equity method		53,051	53,612
Proposed dividends for the financial year		0	2,293
Retained earnings		6,569	4,818
<b>Total equity</b>		<u>80,986</u>	<u>78,923</u>
<b>Provisions</b>			
Provisions for deferred tax		11,790	11,450
<b>Total provisions</b>		<u>11,790</u>	<u>11,450</u>
<b>Liabilities other than provisions</b>			
<b>Current liabilities other than provisions</b>			
Trade payables		31	0
Payables to group entities		6	0
Other payables		11	0
		<u>48</u>	<u>0</u>
<b>Total liabilities other than provisions</b>		<u>48</u>	<u>0</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>92,824</u>	<u>90,373</u>
<b>Contingent liabilities</b>	3		
<b>Related party disclosures</b>	4		

## Financial statements 1 January – 31 December

### Statement of changes in equity

	Contributed capital	Share premium	Reserve for net revaluation under equity method	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2017	18,200	0	53,612	4,818	2,293	78,923
Cash capital increase	0	3,166	0	0	0	3,166
Ordinary dividends paid	0	0	0	0	-2,293	-2,293
Transferred over the profit appropriation	0	0	-561	1,751	0	1,190
<b>Equity at 31 December 2017</b>	<b>18,200</b>	<b>3,166</b>	<b>53,051</b>	<b>6,569</b>	<b>0</b>	<b>80,986</b>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of Core Bolig III Investoraktieselskab for 2017 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 an aggregation of other external cost.

#### Other external costs

Other external costs comprise administration.

#### Income from equity investments in group entities and 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 in associates
Cost at 1 January 2017	36,400
Capital increase	<u>3,059</u>
Cost at 31 December 2017	<u>39,459</u>
Revaluations at 1 January 2017	53,612
Net profit for the year	1,563
Dividends	-2,111
Other adjustments	<u>-13</u>
Revaluations 31 December 2017	<u>53,051</u>
Carrying amount at 31 December 2017	<u><u>92,510</u></u>

#### 3 Contingent liabilities

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.

#### 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 PATRIZIA Denmark A/S, Adelgade 15, 2. 1304 Copenhagen.