
Soundport A/S

Nyhavn 55, DK-1051 København K

Annual Report for 2016

CVR No 35 23 40 98

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
27/3 2017

Eric K. Horten
Chairman

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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Soundport A/S for the financial year 1 January - 31 December 2016.

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 2016 of the Company and of the results of the Company operations for 2016.

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

Copenhagen, 27 March 2017

Executive Board

Thomas Larsson

Board of Directors

Ole Kjerulf-Jensen
Chairman

Jan Frederik Paulsen

Eric K. Horten

Thomas Larsson

Independent Auditor's Report

To the Shareholder of Soundport 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 2016 and of the results of the Company operations for the financial year 1 January - 31 December 2016 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Soundport A/S for the financial year 1 January - 31 December 2016, which comprise income statement, balance sheet and notes, including a summary of significant accounting policies ("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 Financial 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 Statement 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 misstatement, whether due to fraud or error.

Independent Auditor's Report

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 judgment and maintain professional skepticism 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 in a manner that gives a true and fair view.

Independent Auditor's Report

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.

Copenhagen, 27 March 2017

BDO

Statsautoriseret revisionsaktieselskab

CVR No 20 22 26 70

Iben Larsen

State Authorised Public Accountant

Company Information

The Company

Soundport A/S
Nyhavn 55
DK-1051 København K

CVR No: 35 23 40 98
Financial period: 1 January - 31 December
Incorporated: 24 April 2013
Municipality of reg. office: Københavns Kommune

Board of Directors

Ole Kjerulf-Jensen, Chairman
Jan Frederik Paulsen
Eric K. Horten
Thomas Larsson

Executive Board

Thomas Larsson

Auditors

BDO
Statsautoriseret revisionsaktieselskab
Havneholmen 29
DK-1561 København V

Group Chart

Group Enterprises

Neohorm A/S
Nyhavn 55
1051 København K
CVR No 79 45 17 11
Parent company

Industriholmen 1 ApS
Nyhavn 55
1051 København K
CVR No 20 04 39 46
Affiliated company

Strandesplanaden ApS
Nyhavn 55
1051 København K
CVR No 27 39 46 47
Affiliated company

Stamholmen 217 ApS
Nyhavn 55
1051 København K
CVR No 17 14 93 85
Affiliated company

Roskilde ApS
Nyhavn 55
1051 København K
CVR No 33 15 27 28
Affiliated company

Stamholmen ApS
CVR No 10 09 21 16
Affiliated company
01.01. – 30.09. 2016

Management's Review

Main activity

The company's objects is to acquire, develop and administer the real property title number 1 aeg Kastrup by, Kastrup, and to carry on other investment activities as directed by the supervisory board.

Development in the year

The income statement of the Company for 2016 shows a loss of DKK 76,927, and at 31 December 2016 the balance sheet of the Company shows equity of DKK 209,947,563.

The company's results of operations are considered satisfactory.

Since its establishment in the spring of 2013, the company has purchased at plot of land in Kastrup, and design work has commenced, regarding construction of a domicile investment property. The construction of the property is expected to be complete in 2019.

The parent company has bridge-financed the acquisition of the land and projecting expenses by way of a demand deposit.

Subject to minor delays, the project progresses according to plan.

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>2016</u> DKK	<u>2015</u> DKK
Other external expenses		-70,605	-37,090
Gross profit/loss before value adjustments		-70,605	-37,090
Financial income		2	3,678
Financial expenses		-28,020	0
Profit/loss before tax		-98,623	-33,412
Tax on profit/loss for the year	1	21,696	14,705
Net profit/loss for the year		-76,927	-18,707

Distribution of profit

Proposed distribution of profit

Retained earnings		-76,927	-18,707
		-76,927	-18,707

Balance Sheet 31 December

Assets

	Note	2016 DKK	2015 DKK
Property, plant and equipment in progress		172,703,834	123,643,160
Property, plant and equipment	2	172,703,834	123,643,160
Deposits		200,000	0
Fixed asset investments	3	200,000	0
Fixed assets		172,903,834	123,643,160
Receivables from group enterprises		15,658,621	0
Other receivables		1,969,661	260,754
Corporation tax		104,216	49,160
Receivables		17,732,498	309,914
Cash at bank and in hand		63,670,658	1,756,952
Currents assets		81,403,156	2,066,866
Assets		254,306,990	125,710,026

Balance Sheet 31 December

Liabilities and equity

	Note	2016 DKK	2015 DKK
Share capital		25,000,000	8,000,000
Share premium account		185,000,000	67,500,000
Retained earnings		-52,437	24,489
Equity	4	<u>209,947,563</u>	<u>75,524,489</u>
Provision for deferred tax		1,044,368	961,867
Provisions		<u>1,044,368</u>	<u>961,867</u>
Deposits		25,327,865	25,327,865
Long-term debt	5	<u>25,327,865</u>	<u>25,327,865</u>
Trade payables		17,987,194	2,355,700
Payables to group enterprises		0	21,540,105
Short-term debt		<u>17,987,194</u>	<u>23,895,805</u>
Debt		<u>43,315,059</u>	<u>49,223,670</u>
Liabilities and equity		<u>254,306,990</u>	<u>125,710,026</u>
Contingent assets, liabilities and other financial obligations	6		
Related parties	7		

Notes to the Financial Statements

	<u>2016</u> DKK	<u>2015</u> DKK
1 Tax on profit/loss for the year		
Current tax for the year	-104,197	-49,160
Deferred tax for the year	82,501	67,849
Adjustment of tax concerning previous years	0	-33,394
	<u>-21,696</u>	<u>-14,705</u>
 2 Property, plant and equipment		
		Property, plant and equipment in progress <u>DKK</u>
Cost at 1 January		123,643,160
Additions for the year		<u>49,060,674</u>
Cost at 31 December		<u>172,703,834</u>
 Carrying amount at 31 December		 <u>172,703,834</u>
Interest expenses recognised as part of cost		<u>4,988,278</u>
 3 Fixed asset investments		
		<u>Deposits</u> DKK
Cost at 1 January		0
Additions for the year		<u>200,000</u>
Cost at 31 December		<u>200,000</u>
 Carrying amount at 31 December		 <u>200,000</u>

Notes to the Financial Statements

4 Equity

	Share capital DKK	Share premium account DKK	Retained earnings DKK	Total DKK
Equity at 1 January	8,000,000	67,500,000	24,490	75,524,490
Cash capital increase	17,000,000	117,500,000	0	134,500,000
Net profit/loss for the year	0	0	-76,927	-76,927
Equity at 31 December	25,000,000	185,000,000	-52,437	209,947,563

The share capital consists of 25,000 shares of a nominal value of DKK 1,000. No shares carry any special rights.

5 Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	2016 DKK	2015 DKK
Deposits		
After 5 years	25,327,865	25,327,865
Long-term part	25,327,865	25,327,865
Within 1 year	0	0
	25,327,865	25,327,865

6 Contingent assets, liabilities and other financial obligations

Contingent liabilities

At the balance sheet date, there is a pending arbitration case against Soundport A/S. The arbitration relates to termination of an agreement on total consulting services, and a claim has been made against Soundport A/S. Soundport A/S rejects the claim, and Management assesses that the risk of a negative outcome of the case is very limited.

Notes to the Financial Statements

6 Contingent assets, liabilities and other financial obligations (continued)

The Danish group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Neohorm A/S, which is the management company of the joint taxation purposes. Moreover, the Danish group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on un-earned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

7 Related parties

Consolidated Financial Statements

The Group Annual Report of 2016 may be obtained at the following addresses:

<u>Name</u>	<u>Place of registered office</u>
NEY Investments BV	Siriusdreef 22, NL-2132 WT Hoofddorp, The Netherlands
Haydn Holding AB	Husargatan 3, 211 28 Malmö, Sweden

Notes, Accounting Policies

Basis of Preparation

The Annual Report of Soundport A/S for 2016 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

Financial Statements for 2016 are presented in DKK.

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.

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.

Translation policies

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. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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

Other external expenses

Other external expenses comprise office expenses, etc.

Notes, Accounting Policies

Financial income and expenses

Financial income and expenses comprise interest as well as extra payments and repayment under the on-account taxation scheme.

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.

The Company is jointly taxed with its parent company and affiliated companies. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance Sheet

Property, plant and equipment

Property, plant and equipment in progress are measured at cost price plus borrowing costs and other building-related costs.

Fixed asset investments

Fixed asset investments consist of deposits.

Receivables

Receivables are recognised in the balance sheet at amortised cost, which substantially corresponds to nominal value. Provisions for estimated bad debts are made.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

Notes, Accounting Policies

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

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