CT Solstra ApS

c/o Solstra Capital Partners, Lautrupsgade 7. 3. tv., 2100 København Ø

CVR no. 35 41 04 14

Annual report 2015

Approved at the annual general meeting of shareholders on 31 May 2016

Chairman:

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Mette Kapsch

Building a better
working world

Contents

Statement by the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of CT Solstra ApS for the financial year 1 January - 31 December 2015.

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

In my opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the Group's and the Company's financial position at 31 December 2015 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 January - 31 December 2015.

Further, in my opinion, the Management's review gives a fair review of the development in the Group's and the Company's operations and financial matters and the results of the Group's and the Company's operations and financial position.

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

Copenhagen, 31 May 2016
Executive Board:

Oscar Claudius Crohn

Independent auditors' report

To the shareholders of CT Solstra ApS

Independent auditors' report on the consolidated financial statements and the parent company financial statements

We have audited the consolidated financial statements and the parent company financial statements of CT Solstra ApS for the financial year 1 January - 31 December 2015, which comprise an income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies for the group as well as the company, and a cash flow statement for the group. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

Management's responsibility for the consolidated financial statements and the parent company financial statements

Management is responsible for the preparation of consolidated financial statements and parent company 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 consolidated financial statements and parent company financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on the consolidated financial statements and the parent Company financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing and additional requirements under Danish audit regulations. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the consolidated financial statements and the parent company financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements and the parent company financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the consolidated financial statements and the parent company financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation of consolidated financial statements and parent company financial statements that give a true and fair view 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the consolidated financial statements and the parent company financial statements.

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

Our audit has not resulted in any qualification.

Opinion

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the Group's and the Company's financial position at 31 December 2015 and of the results of the Group's and the Company's operations, and the consolidated cash flow for the financial year 1 January - 31 December 2015 in accordance with the Danish Financial Statements Act.

Independent auditors' report

Emphasis of matter regarding matters in the financial statements

Without modifyring our opinion, we draw attention to the material uncertainties regarding the Group's going concern. We draw attention to note 2 in which Management states that it is a condition for the Group's ability to remain a going concern that the Group and the Company obtain positive results of their ongoing negotiations regarding additional financing and a positive development in the leasing activity. It is Management's assessement that these assumptions will be achieved, and consequently, the financial statements have been prepared on a going concern assumption.

Statement on the Management's review

Pursuant to the Danish Financial Statements Act, we have read the Management's review. We have not performed any other procedures in addition to the audit of the financial statements. On this basis, it is our opinion that the information provided in the Management's review is consistent with the consolidated financial statements and the parent company financial statements.

Copenhagen, 31 May 2016
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR No. 30 70 02 28

Anders Stig Lauritsen
State Authorised Public Accountant

Kaare Kristensen Lendorf
State Authorised Public Accountant

Management's review

Company details

Name	CT Solstra ApS
Address, Postal code, City	c/o Solstra Capital Partners, Lautrupsgade 7. 3. tv., 2100 København Ø
CVR No.	35 41 04 14
Established	6 August 2013
Registered office	København
Financial year	1 January - 31 December
Telephone	+45 39 13 99 00
Executive Board	Oscar Claudius Crohn
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Osvald Helmuths Vej 4, P O Box 250, 2000 Frederiksberg, Denmark
Bankers	Aareal Bank AG

Financial highlights for the Group

DKK'000	2015	2014
Key figures		
Revenue	130,130	116,293
Gross margin	55,335	49,713
Earnings before Interest, Taxes, Depreciation and Amortisation (EBITDA)	14,343	13,210
Profit before interest, tax and amortisation of goodwill (EBITA)	-12,745	-472,901
Net financials	-53,393	-39,250
Profit/loss before tax	-66,138	-512,151
Profit/loss for the year	**-66,108**	**-500,504**
Non-current assets	1,568,335	1,310,466
Current assets	70,823	67,224
Total assets	**1,639,158**	**1,377,690**
Equity	**-544,500**	**-494,443**
Financial ratios		
Operating margin	-9.8%	-406.6%
Gross margin	42.5%	42.7%
EBITDA margin	11.0%	11.4%
Current ratio	96.4%	57.3%
Average number of employees	**124**	**129**

Management's review

Operating review

Recognition and measurement uncertainties

At the end of the year, all of the office buildings were almost completed. The majority of the office buildings were vacant and only a few lease contracts were entered into, and consequently, Management has carried out an impairment test of non-current asset. The test did not show a need to recognise any impairment losses.

The Group's earnings form the hotel activities were affected by construction and development in the area, and consequently, Management has carried out an impairment test of non-current assets. The test did not show a need to recognise any impairment losses.

Management experiences increased demand from potential tenants for the vacant buildings, and Management has entered into substantive negotiations with potential tenants. Furthermore, revenue from the hotel activity has improved during the last two years.

Due to the above uncertainties regarding earnings, the impairment test is subject to considerable uncertainties, and consequently, the carrying amount of non-current assets is subject to considerable uncertainties. If the assumptions used develop adversely, impairment losses may need to be recognised in the coming financial years.

Unusual matters having affected the financial statements

Going concern

In 2012, the real estate companies entered into financing agreements with the bank. The financing agreements comprise financing for the completion of the office building constituting stage 2 owned by Copenhagen Towers II P/S and financing for stage 1 owned by Copenhagen Towers ApS.

At 15 February 2016, the Group entered into an addendum to the existing finance agreements, where amortisation was deferred to 30 November 2017, when the loan in its entirety falls due.

Management has prepared a sensitivity analysis on cash flow budgets showing that it is a precondition for the Group's ability to remain a going concern until the presentation of the financial statements for 2016 that the Group obtains positive results of its ongoing negotiations regarding additional financing and a positive development in the leasing activity. Management experiences increased demand from potential tenants for the vacant buildings and the constructing of stage 2 has been positively welcomed by the market. Management expects to reach a new financing agreement during the coming months and to rent out a significant part of the vacant buildings in the coming period.

There is material uncertainty related to the going concern assumption which casts significant doubt on the Group's and subsidiaries' ability to continue as a going concern, and therefore, the Group and the subsidiaries may be unable to realise their assets and discharge their liabilities in the normal course of business.

The Group's equity is expected to be re-established over the coming years due to rent income from properties, realisation of properties/subsidiaries and cancellation of debt.

Reference is made to note 2 for more details.

Financial review

In 2015, the group's revenue came in at DKK 130,130 thousand against DKK 116,293 thousand last year. The income statement for 2015 shows a loss of DKK 66,108 thousand against a loss of DKK 500,504 thousand last year, and the balance sheet at 31 December 2015 shows a negative equity of DKK 544,500 thousand.

Management's review

Operating review

Post balance sheet events

The completion of stage 2 of Copenhagen Towers is progressing satisfactorily; offices are fitted out for tenants as lease contracts are entered into.

Outlook

In the coming year, Management expects that earnings from the hotel, office and parking activities will increase in connection with finalisation of the construction in the area and positive results of the negotiations regarding additional financing, which is a condition for the Companies in the Group's continued operations after 2017.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Income statement

Note	DKK'000	Group 2015	Group 2014	Parent company 2015	Parent company 2014
	Revenue	130,130	116,293	0	0
	Other external expenses	-74,795	-66,580	-145	-72
	Gross profit/loss	55,335	49,713	-145	-72
4	Staff costs	-40,992	-36,503	0	0
5	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-27,088	-486,111	0	0
	Operating profit/loss	-12,745	-472,901	-145	-72
	Financial income	168	18	0	4
	Financial expenses	-53,561	-39,268	-385	-356
	Profit/loss before tax	-66,138	-512,151	-530	-424
6	Tax for the year	30	11,647	0	0
	Profit/loss for the year	-66,108	-500,504	-530	-424

	Parent company 2015	Parent company 2014
Proposed profit appropriation/distribution of loss		
Retained earnings/accumulated loss	-530	-424
	-530	-424

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Balance sheet

Note	DKK'000	Group 2015	Group 2014	Parent company 2015	Parent company 2014
	ASSETS				
	Non-current assets				
7	**Intangible assets**				
	Acquired intangible assets	1,225	1,314	0	0
	Goodwill	0	0	0	0
		1,225	1,314	0	0
8	**Property, plant and equipment**				
	Land and buildings	796,308	821,904	0	0
	Other fixtures and fittings, tools and equipment	3,979	4,551	0	0
	Property, plant and equipment in progress	766,823	482,697	0	0
		1,567,110	1,309,152	0	0
	Total non-current assets	1,568,335	1,310,466	0	0
	Current assets				
	Inventories				
	Raw materials and consumables	929	985	0	0
		929	985	0	0
	Receivables				
	Receivables from group entities	0	0	14,950	14,950
	Other receivables	17,014	22,700	45	0
10	Prepayments	1,576	1,441	0	0
		18,590	24,141	14,995	14,950
	Cash	51,304	42,098	385	444
	Total current assets	70,823	67,224	15,380	15,394
	TOTAL ASSETS	1,639,158	1,377,690	15,380	15,394

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Balance sheet

Note	DKK'000	Group 2015	Group 2014	Parent company 2015	Parent company 2014
	EQUITY AND LIABILITIES				
	Equity				
11	Share capital	80	80	80	80
	Retained earnings	-544,580	-494,523	-954	-424
	Total equity	-544,500	-494,443	-874	-344
	Liabilities other than provisions				
12	**Non-current liabilities other than provisions**				
	Bank debt	2,094,529	1,739,449	0	0
	Other payables	15,678	15,296	15,678	15,296
		2,110,207	1,754,745	15,678	15,296
	Current liabilities other than provisions				
	Trade payables	13,980	38,701	0	0
	Deposits	4	4	0	0
	Other payables	58,142	73,975	576	442
13	Deferred income	1,325	4,708	0	0
		73,451	117,388	576	442
	Total liabilities other than provisions	2,183,658	1,872,133	16,254	15,738
	TOTAL EQUITY AND LIABILITIES	1,639,158	1,377,690	15,380	15,394

1 Accounting policies
2 Material uncertainties regarding going concern
3 Material uncertainties regarding recognition and measurement
14 Collateral
15 Contractual obligations and contingencies, etc.
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Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Statement of changes in equity

DKK'000	Group		
	Share capital	Retained earnings	Total
Equity at 1 January 2015	80	-494,523	-494,443
Profit/loss for the year	0	-66,108	-66,108
Adjustment of hedging instruments at fair value	0	16,051	16,051
Equity at 31 December 2015	80	-544,580	-544,500

DKK'000	Parent company		
	Share capital	Retained earnings	Total
Equity at 1 January 2015	80	-424	-344
Profit/loss for the year	0	-530	-530
Equity at 31 December 2015	80	-954	-874

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Cash flow statement

Notes	DKK'000	Group 2015	Group 2014
	Profit/loss for the year	-66,108	-500,504
17	Adjustments	80,482	525,361
	Cash generated from operations (operating activities)	14,374	24,857
18	Changes in working capital	-22,280	16,184
	Cash generated from operations (operating activities)	-7,906	41,041
	Interest received, etc.	168	17
	Interest paid, etc.	-53,179	-38,550
	Cash flows from operating activities	-60,917	2,508
	Additions of property, plant and equipment	-284,957	-275,001
	Additions of businesses and activities	0	-14,950
	Cash flows from investing activities	-284,957	-289,951
	Proceeds of long-term liabilities	355,080	281,107
	Contracting of other long-term liabilities	0	14,950
	Cash capital increase	0	80
	Cash flows from financing activities	355,080	296,137
	Net cash flow	9,206	8,694
	Cash and cash equivalents at 1 January	42,098	0
	Cash from aquired group	0	33,404
	Cash and cash equivalents at 31 December	51,304	42,098

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of CT Solstra ApS for 2015 has been prepared in accordance with the provisions applying to medium-sized reporting class C enterprises under the Danish Financial Statements Act.

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

Recognition and measurement in general

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

Liabilities are recognised in the balance sheet when an outflow of economic benefits is probable and when the liability can be reliably measured.

On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described below for each individual item.

Certain financial assets and liabilities are measured at amortised cost implying the recognition of a constant effective interest rate to maturity. Amortised cost is calculated as initial cost minus any principal repayments and plus or minus the cumulative amortisation of any difference between cost and nominal amount.

In recognising and measuring assets and liabilities, any gains, losses and risks occurring prior to the presentation of the annual report that evidence conditions existings at the balance sheet date are taken into account.

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities measured at fair value or amortised cost. Equally, costs incurred to generate the year's earnings are recognised, including depreciation, amortisation, impairment losses and provisions as well as reversals as a result of changes in accounting estimates of amounts which were previously recognised in the income statement.

Reporting currency

The financial statements are presented in Danish kroner.

Consolidation

The consolidated financial statements comprise the parent, CT Solstra ApS, and entities controlled by the parent. Control is presumed to exist when the parent owns, directly or indirectly, more than half of the voting power of an entity. Control may also exist by virtue of an agreement or articles of association or when the parent otherwise has a controlling interest in the subsidiary or actually exercises controlling influence over it.

The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether control exists.

The consolidated entities' financial statements are prepared in accordance with the accounting policies applied by the parent. The consolidated financial statements are prepared on the basis of the financial statements of the consolidated entities by adding together like items. Intra-group income, expenses, gains, losses, investments, dividends and balances are eliminated. Investments in consolidated entities are set off by the parent's proportionate share of the consolidated entity's fair value of assets and liabilities at the time of acquisition.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Recently acquired or sold subsidiaries are recognised in the consolidated income statement for the period in which the parent controls such entities. Comparative figures are not restated for recently acquired or sold entities.

The purchase method of accounting is applied to the acquisition of subsidiaries. The cost is made up at the net present value of the consideration agreed plus directly attributable expenses. Conditional payments are recognised at the amount expected to be paid. Identifiable assets and liabilities in the acquired entities are recognised at the fair value at the time of acquisition. Provisions for restructuring expenses relating to the acquired entity are recognised if the restructuring has been decided at the time of acquisition. Allowance is made for the tax effect of revaluations of assets and liabilities. Any residual difference between the cost and the group's share of the fair value of the identifiable assets and liabilities is recognised as goodwill or negative goodwill.

Entities over which the group exercises significant influence are considered associates. Significant influence is presumed to exist when the group directly or indirectly holds between 20% and 50% of the voting rights or otherwise has or actually exercises significant influence. Associates are recognised in the consolidated financial statements at their net asset value.

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at 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 rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and at the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in other receivables and payables, respectively.

Fair value adjustments of derivative financial instruments designated and qualifying as a cash flow hedge are taken to equity until the hedged transaction is carried through. Where the future transaction results in recognition of an asset or a liability, the accumulated fair value adjustment is transferred from equity to the cost of the asset or liability. Where the future transaction results in income or expenses, the accumulated fair value adjustment is transferred from equity to the income statement together with the hedged item.

Fair value adjustments of derivative financial instruments which do not qualify for being treated as hedging instruments are recognised in the income statement.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Income statement

Revenue

Revenue comprises income from hotel activities such as renting of rooms, conference facilities and income from restaurant activities, etc.

Revenue also comprises lease incom from the office buildings and parking. Lease income is recognised over the lease term on a straight-line basis.

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

Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees. The item is net of refunds made by public authorities.

Amortisation/depreciation and impairment of intangible assets and property, plant and equipment

The item comprises amortisation/depreciation and impairment of intangible assets and 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 are as follows:

Buildings	20-50 years
Other fixtures and fittings, tools and equipment	10 years

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.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Tax

The parent company is covered by the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries are included in the joint taxation arrangement from the date at which they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

The parent company is the management company for the joint taxation and consequently settles all corporation tax payments with the tax authorities.

On payment of joint taxation contributions, the current Danish corporation tax charge is allocated between the jointly taxed enterprises in proportion to their taxable income. Enterprises with tax losses receive joint taxation contributions from enterprises that have been able to use the tax losses to reduce their own taxable income.

Tax for the year comprises current corporation tax , joint taxation contributions for the year and changes in deferred tax for the year - including changes resulting from changes in the tax rate. 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.

Balance sheet

Intangible assets

Goodwill is measured at cost less accumulated amortisation and impairment losses.

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.

Also, the cost of self-produced non-current assets includes interest expenses in the production period regarding loans to finance the production.

Investments in group entities and associates

Investments in subsidiaries and associates are measured at cost. Dividends received that exceed the accumulated earnings in the subsidiary or the associate during the period of ownership are treated as a reduction in the cost of acquisition.

Impairment of non-current assets

Intangible assets, property, plant and equipment and investments in subsidiaries and associates are subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation. Impairment tests are conducted in respect of individual assets or groups of assets generating separate cash flows when there is indications of impairment. The assets are written down to the higher of the value in use and net realisable value (recoverable amount) of the asset or group of assets if this is lower than the carrying amount. As for group of assets, impairment losses are first recognised in respect of goodwill and thereafter proportionately in respect of the other assets.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Receivables

Receivables are measured at amortised cost.

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

Receivables with no objective indication of individual impairment are tested for objective indication of impairment on a portfolio basis. The portfolios are primarily composed on the basis of debtors' domicile and credit ratings in accordance with the Company's risk management policy. The objective indicators used for portfolios are determined based on historical loss experience.

Write-downs 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.

Corporation tax

Current tax payable and 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. 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.

Deferred income

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

Cash flow statement

The cash flow statement shows the entity's net cash flows, broken down by operating, investing and financing activities, the year's changes in cash and cash equivalents and the entity's cash and cash equivalents at the beginning and the end of the year.

Cash flows from operating activities are calculated as the profit/loss for the year adjusted for non-cash operating items, changes in working capital and corporation tax paid.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Cash flows from investing activities comprise payments in connection with acquisitions and disposals of enterprises and activities and of intangible assets, property, plant and equipment and investments.

Cash flows from financing activities comprise changes in the size or composition of the Company's share capital and related costs as well as the raising of loans, repayment of interest-bearing debt, and payment of dividends to shareholders.

Cash and cash equivalents comprise cash, short-term bank loans and short-term marketable securities which are subject to an insignificant risk of changes in value.

Financial ratios

Financial ratios are calculated in accordance with the Danish Finance Society's guidelines on the calculation of financial ratios "Recommendations and Financial Ratios 2015".

The financial ratios stated in the survey of financial highlights have been calculated as follows:

Operating margin $$\frac{\text{Operating profit x 100}}{\text{Revenue}}$$

Gross margin $$\frac{\text{Gross profit x 100}}{\text{Revenue}}$$

EBITDA margin $$\frac{\text{EBITDA}}{\text{Revenue x 100}}$$

Current ratio $$\frac{\text{Current assets x 100}}{\text{Current liabilities}}$$

2 Material uncertainties regarding going concern

In 2012, the real estate companies entered into financing agreements with the bank. The financing agreements comprise financing for the completion of the office building constituting stage 2 owned by Copenhagen Towers II P/S and financing for stage 1 owned by Copenhagen Towers ApS.

At 15 February 2016, the Group entered into an addendum to the existing finance agreements, where amortisation was deferred to 30 November 2017, when the loan in its entirety falls due.

Management has prepared a sensitivity analysis on cash flow budgets showing that it is a precondition for the Group's ability to remain a going concern until the presentation of the financial statements for 2016 that the Group obtains positive results of its ongoing negotiations regarding additional financing and a positive development in the leasing activity. Management experiences increased demand from potential tenants for the vacant buildings and the constructing of stage 2 has been positively welcomed by the market. Management expects to reach a new financing agreement during the coming months and to rent out a significant part of the vacant buildings in the coming period.

There is material uncertainty related to the going concern assumption which casts significant doubt on the Group's and subsidiaries' ability to continue as a going concern, and therefore, the Group and the subsidiaries may be unable to realise their assets and discharge their liabilities in the normal course of business.

The Group's equity is expected to be re-established over the coming years due to rent income from properties, realisation of properties/subsidiaries and cancellation of debt.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

3 **Material uncertainties regarding recognition and measurement**

At the end of the year, all of the office buildings were almost completed. The majority of the office buildings were vacant and only a few lease contracts were entered into, and consequently, Management has carried out an impairment test of non-current asset. The test did not show a need to recognise any impairment losses.

The Group's earnings form the hotel activities were affected by construction and development in the area, and consequently, Management has carried out an impairment test of non-current assets. The test did not show a need to recognise any impairment losses.

Management experiences increased demand from potential tenants for the vacant buildings, and Management has entered into substantive negotiations with potential tenants. Furthermore, revenue from the hotel activity has improved during the last two years.

Due to the above uncertainties regarding earnings, the impairment test is subject to considerable uncertainties, and consequently, the carrying amount of non-current assets is subject to considerable uncertainties. If the assumptions used develop adversely, impairment losses may need to be recognised in the coming financial years.

		Group		Parent company	
	DKK'000	2015	2014	2015	2014
4	**Staff costs**				
	Wages/salaries	40,992	36,503	0	0
		40,992	36,503	0	0
	Average number of full-time employees	124	129	0	0
	Remuneration to members of management:				
	Executive board	629	1,200	0	0
		629	1,200	0	0
5	**Amortisation/depreciation and impairment of intangible assets and property, plant and equipment**				
	Impairment of intangible assets	89	460,513	0	0
	Depreciation of property, plant and equipment	26,999	25,598	0	0
		27,088	486,111	0	0
6	**Tax for the year**				
	Tax adjustments, prior years	-30	-11,647	0	0
		-30	-11,647	0	0

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

7 Intangible assets

DKK'000	Group		
	Acquired intangible assets	Goodwill	Total
Cost at 1 January 2015	1,402	460,513	461,915
Cost at 31 December 2015	1,402	460,513	461,915
Impairment losses and amortisation at 1 January 2015	88	460,513	460,601
Amortisation/depreciation in the year	89	0	89
Impairment losses and amortisation at	177	460,513	460,690
Carrying amount at 31 December 2015	1,225	0	1,225

8 Property, plant and equipment

DKK'000	Group			
	Land and buildings	Other fixtures and fittings, tools and equipment	Property, plant and equipment in progress	Total
Cost at 1 January 2015	846,000	6,000	482,697	1,334,697
Additions in the year	0	831	284,126	284,957
Cost at 31 December 2015	846,000	6,831	766,823	1,619,654
Impairment losses and depreciation at 1 January 2015	24,096	1,449	0	25,545
Amortisation/depreciation in the year	25,596	1,403	0	26,999
Impairment losses and depreciation at 31 December 2015	49,692	2,852	0	52,544
Carrying amount at 31 December 2015	796,308	3,979	766,823	1,567,110

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

9 Investments

DKK'000	Domicile	Interest
Subsidiaries		
Copenhagen Skyline Holding ApS	København	100.00 %
Copenhagen Skyline ApS	København	100.00 %
CPH Hotel Management Holding ApS	København	100.00 %
WTCC P/S	København	100.00 %
Copenhagen Towers ApS	København	100.00 %
Copenhagen Towers II P/S	København	100.00 %
Komplementarselskabet WTCC A/S	København	100.00 %
Komplementarselskabet WTCC II A/S	København	100.00 %
Crowne Plaza Copenhagen Towers A/S	København	100.00 %
Copenhagen Towers Holding ApS	København	100.00 %

10 Prepayments

Group

Prepayments include accrual of expenses relating to subsequent financial years.

11 Share capital

The parent's share capital has remained DKK 80 thousand over the past 2 years.

12 Long-term liabilities

	Group			
DKK'000	Total debt at 31/12 2015	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Bank debt	2,094,529	0	2,094,529	0
Other payables	15,678	0	15,678	0
	2,110,207	0	2,110,207	0

	Parent company			
DKK'000	Total debt at 31/12 2015	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Other payables	15,678	0	15,678	0
	15,678	0	15,678	0

13 Deferred income

Group

Deferred income consists of payments received from customers that may not be recognised until the subsequent financial year.

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

14 Collateral

Group

Registered mortgages totalling DKK 2,195 million in the Group's properties and properties under construction, the carrying amount of which is DKK 1,567 million, have been provided as security for the Group's bank loans totalling DKK 2,094 million.

Parent company

The parent company has not placed any assets as security for loans at 31 December 2015.

15 Contractual obligations and contingencies, etc.

Other contingent liabilities

Group

The Group, except the parent company, was jointly taxed with the other Danish companies in the ALMC Group until 31January 2014. Together with the other companies included in the joint taxation, the Group is jointly and severally liable for payment of income taxes for the income in the period of joint taxation and withholding taxes in the group of jointly taxed entities.

Parent company

As administrative company, the Company is jointly taxed with other Danish group entities. The Company is jointly and severally liable with other jointly taxed group entities for payment of income taxes for the income years from 1 February 2014 and withholding taxes in the group of jointly taxed entities.

16 Related parties

Group

CT Solstra ApS' related parties comprise the following:

Related party transactions not carried through on normal market terms

As a result of the Group's financial situation, no interest has been added to receivables and payables to affiliates.

Parent company

Parties exercising control

Related party	Domicile	Basis for control
Hanjo Holding ApS	Copenhagen	Participating interest
Holding A3 ApS	Copenhagen	Shareholders' agreement

Consolidated financial statements and parent company financial statements for the period 1 January - 31 December

Notes to the financial statements

DKK'000	Group 2015	Group 2014
17 Adjustments		
Amortisation/depreciation and impairment losses	27,088	486,110
Financial income	-168	-17
Financial expenses	53,562	39,268
	80,482	525,361

DKK'000	Group 2015	Group 2014
18 Changes in working capital		
Change in inventories	56	86
Change in receivables	5,551	4,775
Change in prepayments and trade and other payables	-27,887	11,323
	-22,280	16,184