

Aberdeen Asset Management Denmark A/S

Annual report for 2020

1 January - 31 December

7th financial year

Registration No. 36 20 28 23

CVR-nr. 36 20 28 23

The Annual General Meeting adopted the Annual Report on 27 May 2021

Henrik Sødtring Kruse

Chairman

CONTENTS

	Page
Statements by the Executive Board and Board of Director's and auditor's report	
Statements by the Executive Board and Board of Director's	2
Independent auditor's report	3
Management commentary	
Company details	6
Management commentary	7
Annual report 1 January - 31 December	
Accounting policies	8
Income statement 1 January - 31 December	12
Balance sheet 31 December	13
Statement of changes in equity	15
Notes	16

STATEMENTS BY THE EXECUTIVE BOARD AND THE BOARD OF DIRECTORS AND AUDITOR'S REPORT

Statement by the Executive Board and the Board of Directors

The Executive Board and the Board of directors have today discussed and approved the annual report of Aberdeen Asset Management Denmark A/S for the financial year 1 January - 31 December 2020.

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

It is our opinion that the financial statements give a true and fair view of the company's financial position at 31 December 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020.

Further, in our opinion, the Management commentary gives a fair review of the development in the company's operations and financial matters and the results of the company's operations and its financial position management's review includes a fair review of the matters dealt with in the management's review.

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

Hellerup, 27 May 2021

Executive Board

Henrik Sødring Kruse

Board of Directors

Andrew Creighton

Henrik Sødring Kruse

Lina Alvemur

STATEMENTS BY THE EXECUTIVE BOARD AND THE BOARD OF DIRECTORS AND AUDITOR'S REPORT

Independent auditor's report

To the Shareholder of Aberdeen Asset Management Denmark A/S

Opinion

We have audited the Financial Statements of Aberdeen Asset Management Denmark A/S for the financial year 1 January - 31 December 2020, 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 2020, and of the results of the Company's operations for the financial year 1 January - 31 December 2020 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 requirements.

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

Management's Responsibilities for the Financial Statements

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

STATEMENTS BY THE EXECUTIVE BOARD AND THE BOARD OF DIRECTORS AND AUDITOR'S REPORT

Independent auditor's report

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 scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the over-ride 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.

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 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.

STATEMENTS BY THE EXECUTIVE BOARD AND THE BOARD OF DIRECTORS AND AUDITOR'S REPORT

Independent auditor's report

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 Statements Act. We did not identify any material misstatement in Management's Review.

Copenhagen, 27 May 2021

KPMG

Statsautoriseret Revisionspartnerselskab

CVR No 25 57 81 98

Carsten Nielsen
State Authorised Public Accountant
Mne30212

MANAGEMENT COMMENTARY

Company details

Aberdeen Asset Management Denmark A/S
Tuborg Havnevej 15, 3
2900 Hellerup Gentofte
Denmark

Telephone: +45 33 44 40 00

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Registration No. 36 20 28 23

CVR-nr. 36 20 28 23

Registered office Gentofte

Board of Directors

Andrew Creighton

Henrik Sødring Kruse

Malin af Petersens

Asa Ericson

Lina Alvmur

Resigned 23 February 2021

Appointed 23 February 2021, Resigned 30 April 2021

Appointed 30 April 2021

Executive Board

Henrik Sødring Kruse

Auditor

KPMG

Statsautoriseret Revisionspartnerselskab

Dampfærgevej 28

2100 København Ø Copenhagen

Annual general meeting

The annual general meeting is held on 27 May 2021

MANAGEMENT COMMENTARY

Management Commentary

Activities

The company's activity comprises portfolio management and management of properties and other assets on behalf of institutional and financial investors and property-related advisory services.

The Company manages the administration and development of properties and shopping centres owned by foreign funds, individual pension funds and property investors. In addition hereto, the company has assisted in disinvestment of distressed single properties and property portfolios.

The loss for the year of DKK 10.045 thousand (2019: profit of DKK 62.920 thousand) is as expected.

Events after the balance sheet date

As per the extraordinary general meeting held on 23 February 2021 Malin af Petersens resigned from the board of directors. On the same date, Asa Ericson was appointed to the board of directors.

As per the extraordinary general meeting held on 30 April 2021 Asa Ericson resigned from the board of directors. On the same date, Lina Alvemur was appointed to the board of directors.

From 31 March 2021 the company lost its largest portfolio management agreement. This mandate accounted for around half of all revenue in the year to 31 December 2020. This followed the decision by Aberdeen Standard Investment Group to reorganise its Nordic operations. Additional changes are planned for 2021 which will further reduce the revenue in this company.

No other events have occurred after the balance sheet date that may affect the assessment of financial statements.

Outlook

After the transfer of certain business activities as mentioned above the future revenue as well as earnings are expected to be reduced.

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2020

Accounting Policies

The annual report of Aberdeen Asset Management Denmark A/S for 2020 has been prepared in accordance with the provisions applying to medium-sized class B enterprises under the Danish Financial Statements Act.

In accordance with the Danish Financial Statements Act, Section 112, no consolidated financial statements have been prepared.

With reference to Section 86(4) of the Danish Financial Statements Act, cash flow statement is not prepared.

The accounting policies applied in the preparation of the annual report are consistent with those of last year.

General on recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognized in the income statement.

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

Liabilities are recognized in the balance sheet when it is probable that future economic benefits will flow from the company's and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting 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 less possible 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 existing at the balance sheet date are taken into account.

Foreign currency translation

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 interest income or expense and similar items. If currency positions are considered as hedging of future cash flows, the value adjustments are recognised directly in capital and reserves.

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 is recognised in the income statement as interest income or expense and similar items.

Fixed assets purchased in foreign currencies are measured at the exchange rates at the transaction date.

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2020

Accounting Policies

Income Statement

Net turnover

Revenues from services, which include management fees, transaction fees and performance fees, are recognised in the net turnover as the service is provided and to the extent that it is probable that economic benefits will flow to the company and when such revenues can be reliably measured.

Net turnover is measured at fair value of the agreed fee excluding VAT.

Other external costs

Other external costs comprise costs for distribution, sale, advertising, administration, premises, loss on debtors, operating leases etc.

Staff costs

Staff costs include wages and salaries, pensions and other social security costs and costs related to the company's incentive schemes.

Other operating revenue

Other operation income comprises items secondary to the activities of the Company, including gains on the sale of activities.

Interest income and expense and similar items

Interest income and expense and similar items are recognised in the income statement at the amounts related to the financial year. Interest income and expense and similar items comprise interest income and expense, realised and unrealised gains and losses regarding payables, transactions denominated in foreign currencies as well as surcharges and refunds under the on-account tax scheme etc.

Dividends

Dividend from investments in subsidiaries is recognised in the income statement in the financial year when the dividend is declared. To the extent that distributed dividend exceeds the accumulated earnings after the time of takeover, dividend is recognised as a reduction in the investment at cost.

Tax on profit for the year

Tax for the year comprises current tax and changes in deferred tax for the period. The tax expense relating to the profit/loss for the year is recognised in the income statement.

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2020

Accounting Policies

Balance sheet

Property, plant and equipment

Property, plant and equipment is measured at cost less accumulated depreciation.

Depreciation is provided at cost less expected residual value after the end of the useful lives.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use.

Depreciation is provided on a straight-line basis over the expected useful lives of the assets. The expected useful lives are as follows:

Cars	3 years
Equipment	5-10 years
IT equipment	3-5 years

The useful life and residual value are reassessed annually. Changes are treated as accounting estimate, and the effect in depreciation is recognized prospectively.

Property, plant and equipment are written down to the recoverable amount if this is lower than the carrying amount.

Gains or losses on disposal of property, plant and equipment are determined as the difference between the sales price less disposal costs and the carrying amount at the date of disposal. Gains or losses are recognised in the income statement under other external costs.

Investment in subsidiary

Investment in subsidiary are measured at cost. Where cost exceeds the net realisable value, investments are written down to this lower value.

Gains and losses regarding sales of investments in subsidiaries are recognised in the income statement as interest income and interest expenses.

Receivables

Receivables are measured at amortised cost. Write-down is made for bad debt losses.

Prepayments

Prepayments recognised as assets include prepaid costs.

Cash in bank and at hand

Cash in bank and at hand comprises bank deposits.

Equity - dividend

Proposed dividend is recognised as a liability at the date when they are adopted at the annual general meeting. The expected dividend payment for the period is disclosed as a separate item under equity.

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2020

Accounting Policies

Corporation tax and deferred tax assets and liabilities

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. Aberdeen Asset Management Denmark A/S acts as the administrative company under the joint taxation and consequently settles all payments of corporation tax with the Danish tax authorities. Companies are part of the joint taxation from the date on which they enter the Group and up until the date on which they exit the Group.

The current Danish corporation tax is allocated between the jointly taxed Danish companies in proportion to their taxable income. In this connection, companies with a tax loss will receive joint taxation contributions from companies who have been able to use the loss for a reduction of their own tax profit.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. Where alternative tax rules can be applied to determine the tax base, e.g. in relation to shares, deferred tax is measured based on the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry forwards, are measured 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 and jurisdiction. Any deferred net tax assets are measured at net realisable value.

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. The change in deferred tax as a result of changes in tax rates is recognised in the income statement. For this period, a tax rate of 22% has been used for current tax and 22% for deferred tax.

Prepayments

Prepayments recognised as liabilities include payments received for revenues related to subsequent financial years.

Liabilities

Liabilities are measured at amortised cost, corresponding to the nominal value.

Income statement 1 January - 31 December 2020

DKK'000	Note	2020	2019
Revenue		41.486	59.762
Other external costs		-20.143	-29.554
Gross margin		21.343	30.208
Staff costs	1	-29.387	-38.090
Depreciation, amortisation and impairment losses		-164	-169
Operating primary profit/loss		-8.208	-8.051
Other operating income		0	69.344
Operating profit		-8.208	61.293
Interest income and similar items	2	0	15.000
Impairment write-down of financial assets		-122	-14.859
Interest expenses and similar items	3	-349	-422
Profit/(loss) before tax		-8.679	61.012
Tax on profit/(loss) for the year		-1.366	1.908
Profit/(loss) for the year		-10.045	62.920

BALANCE SHEET AT 31 December 2020

DKK'000	Note	2020	2019
ASSETS			
Non-current assets			
Property, plant and equipment			
Equipment, IT and cars		935	1.096
Total Property, plant and equipment		<u>935</u>	<u>1.096</u>
Investments			
Investments in subsidiaries		4.411	4.533
Total investments		<u>4.411</u>	<u>4.533</u>
Total non-current assets		<u>5.346</u>	<u>5.629</u>
Current assets			
Receivables			
Accounts receivables		6.162	19.284
Amounts receivable from group enterprise		19.123	4.772
Deferred tax asset		0	64
Other receivables		1.859	1.418
Corporate tax		3.276	7.795
Prepayments		1.422	1.837
		<u>31.842</u>	<u>35.170</u>
Cash at bank and in hand		<u>28.062</u>	<u>33.202</u>
Total current assets		<u>59.904</u>	<u>68.372</u>
Total assets		<u><u>65.250</u></u>	<u><u>74.001</u></u>

BALANCE SHEET AT 31 December 2020

DKK'000	Note	2020	2019
EQUITY AND LIABILITIES			
Equity			
Share capital		1.300	1.300
Retained earnings		48.461	58.506
Total equity		<u>49.761</u>	<u>59.806</u>
Liabilities			
Current liabilities			
Trade payables		82	2.961
Amounts owed to group enterprise		3.520	2.432
Other payables		11.887	8.802
Total current liabilities		<u>15.489</u>	<u>14.195</u>
Total liabilities		<u>15.489</u>	<u>14.195</u>
Total equity and liabilities		<u><u>65.250</u></u>	<u><u>74.001</u></u>
Contingent liabilities, other financial obligations and security	4		
Ownership	5		
Related parties	6		

STATEMENT OF CHANGES IN EQUITY

	Contributed capital	Retained earnings	Proposed Extraordinary Dividend	Total
Equity at 1 January 2020	1.300	58.506	0	59.806
Transferred over the profit appropriation	0	-10.045	0	-10.045
Paid extraordinary dividend	0	0	0	0
Equity at 31 December 2020	<u>1.300</u>	<u>48.461</u>	<u>0</u>	<u>49.761</u>

NOTES

DKK'000	2020	2019
Note 1 Staff costs		
Wages and Salaries	27.130	34.766
Pensions	2.181	3.276
Other social security costs	76	48
	<u>29.387</u>	<u>38.090</u>
Average number of employees	<u>23</u>	<u>34</u>

Remuneration to the Executive Board is not stated with reference to Section 98b(3) of the Danish Financial Statements Act. The Supervisory Board does not receive separate remuneration.

Note 2 Interest income and similar items

Dividend from subsidiary	0	15.000
	<u>0</u>	<u>15.000</u>

Note 3 Interest expenses and similar items

Interest expenses	234	234
Exchange rate adjustments	39	84
Other interest expenses and similar items	76	104
	<u>349</u>	<u>422</u>

Note 4 Contingent liabilities, other financial obligations and security

Other financial obligations

The outstanding lease payments amount to DKK 397 thousand per 31 December 2020 (DKK 638 thousand per 31 December 2019). The lease obligation comprises leases of cars until 30 November 2023.

The Group's Danish entities are jointly and severally liable for tax on the Group's jointly taxed income and for certain withholding taxes such as dividend tax.

The company has entered into a lease agreement regarding the property in Hellerup. The agreement is non-terminable until 30 April 2022 and thereafter may be terminated with twelve months' notice. The lease obligation amounts to DKK 5.808 thousand per 31 December 2020 (DKK 7.772 thousand per 31 December 2019). Obligations regarding other leases amount to DKK 154 thousand per 31 December 2020 (DKK 132 per 31 December 2019).

NOTES

Note 5 Ownership

Aberdeen Investments Limited, London UK, Company no. 02834212, owns the entire share capital in the company, cf. Section 55 of the Danish Companies Act.

Aberdeen Asset Management Denmark A/S is included in the consolidated financial statements of the Aberdeen Standard Investment Group, which can be obtained at www.aberdeestandard.com.

Note 6 Related parties

Related parties with considerable influence comprise the Supervisory Board, Executive Board and key management personnel in the company and Aberdeen Standard Investment Group and close relatives of these persons. Furthermore, related parties comprise companies which are part of the Aberdeen Standard Investment Group as well as companies controlled by the Supervisory Board, Executive Board and key management personnel in the company.

DKK'000	2020	2019
Acquired services from group entities	13.377	82.430
Sale of services to group entities	-14.742	35.049
Receivables from group entities	1.435	11.465
Payables to group entities	3.522	2.433

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The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Andrew Creighton

Member of the Board of Directors

On behalf of: Aberdeen Asset Management Denmark A/S

Serial number: andrew.creighton@aberdeen-asset.com

IP: 148.64.xxx.xxx

2021-05-27 07:10:37Z

Lina Maria Alvemur

Bestyrelsesmedlem

On behalf of: Aberdeen Asset Management Denmark A/S

Serial number: 19770418xxxx

IP: 199.247.xxx.xxx

2021-05-27 07:22:06Z



Henrik Sødring Kruse

Direktionsmedlem

On behalf of: Aberdeen Asset Management Denmark A/S

Serial number: PID:9208-2002-2-782944650989

IP: 199.247.xxx.xxx

2021-05-27 10:23:11Z

NEM ID

Henrik Sødring Kruse

Bestyrelsesmedlem

On behalf of: Aberdeen Asset Management Denmark A/S

Serial number: PID:9208-2002-2-782944650989

IP: 199.247.xxx.xxx

2021-05-27 10:23:11Z

NEM ID

Carsten Nielsen

Statsautoriseret revisor

On behalf of: KPMG Statsautoriseret Revisionspartners...

Serial number: CVR:25578198-RID:46226256

IP: 83.151.xxx.xxx

2021-05-27 12:04:56Z

NEM ID

Henrik Sødring Kruse

Dirigent

On behalf of: Aberdeen Asset Management Denmark A/S

Serial number: PID:9208-2002-2-782944650989

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