

# **Savills Investment Management ApS**

Knud Højgaards Vej 9, 2860 Søborg

CVR no. 36 54 57 63

## **Annual report for 2017**

Årsrapporten er godkendt på den  
ordinære generalforsamling, d. 15.06.18

Oliver Vigars  
Dirigent

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**The company**

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Savills Investment Management ApS  
Knud Højgaards Vej 9  
2860 Søborg  
Registered office: Gladsaxe  
CVR no.: 36 54 57 63  
Financial year: 01.01 - 31.12

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**Executive Boards**

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Director Scott Alexander Simpson

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**Board Of Directors**

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Director Scott Alexander Simpson  
Peter Eric Broström

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**Auditors**

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PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab

# **Statement of the Board of Directors and Executive Board on the annual report**

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We have on this day presented the annual report for the financial year 01.01.17 - 31.12.17 for Savills Investment Management ApS.

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

In our opinion, the financial statements give a true and fair view of the the company's assets, liabilities and financial position as at 31.12.17 and of the results of the the company's activities for the financial year 01.01.17 - 31.12.17.

The annual report is submitted for adoption by the general meeting.

Copenhagen, June 15, 2018

## **Executive Boards**

Scott Alexander Simpson  
Director

## **Board Of Directors**

Scott Alexander Simpson  
Director

Peter Eric Broström

**To the capital owner of Savills Investment Management ApS**

**Opinion**

We have audited the financial statements of Savills Investment Management ApS for the financial year 01.01.17 - 31.12.17, which comprise the income statement, balance sheet, statement of changes in equity and notes, inclusive of accounting policies. The financial statements are prepared in accordance with 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 31.12.17 and of the results of the company's operations for the financial year 01.01.17 - 31.12.17 in accordance with the Danish Financial Statements Act.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing 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 responsibility for the financial statements**

The Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act. Furthermore the Management is responsible for the internal control as the 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 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 International Standards on Auditing 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 International Standards on Auditing 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.

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, June 15, 2018

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab  
CVR no. 33771231

Bo Schou-Jacobsen  
State Authorized Public Accountant  
MNE-no. mne28703

Stine Würtz Strunge  
State Authorized Public Accountant  
MNE-no. mne40046

## Income statement

Note	2017 DKK	2016 DKK
	<b>2.140.492</b>	<b>1.934.213</b>
<b>Gross profit</b>		
3 Staff costs	-1.890.384	-1.752.775
	<b>250.108</b>	<b>181.438</b>
<b>Profit/loss before depreciation, amortisation, write-downs and impairment losses</b>		
Depreciation, amortisation, impairment losses and write-downs of property, plant and equipment	-21.776	0
	<b>228.332</b>	<b>181.438</b>
<b>Profit/loss before net financials</b>		
Financial income	138	0
Financial expenses	-6.949	-4.215
	<b>221.521</b>	<b>177.223</b>
<b>Profit/loss before tax</b>		
4 Tax on profit or loss for the year	-48.681	-39.654
	<b>172.840</b>	<b>137.569</b>
<b>Profit/loss for the year</b>		
<b>Proposed appropriation account</b>		
Retained earnings	172.840	137.569
<b>Total</b>	<b>172.840</b>	<b>137.569</b>



## Balance sheet

	31.12.17	31.12.16
	DKK	DKK
<b>ASSETS</b>		
Note		
Other fixtures and fittings, tools and equipment	88.790	30.172
<b>Total property, plant and equipment</b>	<b>88.790</b>	<b>30.172</b>
Deposits	115.590	158.090
<b>Total investments</b>	<b>115.590</b>	<b>158.090</b>
<b>Total non-current assets</b>	<b>204.380</b>	<b>188.262</b>
Receivables from group enterprises	688.292	402.504
Other receivables	69.036	52.959
Receivables from owners and management	2.638	0
<b>Total receivables</b>	<b>759.966</b>	<b>455.463</b>
<b>Cash</b>	<b>112.614</b>	<b>203.039</b>
<b>Total current assets</b>	<b>872.580</b>	<b>658.502</b>
<b>Total assets</b>	<b>1.076.960</b>	<b>846.764</b>

## Balance sheet

<b>EQUITY AND LIABILITIES</b>		31.12.17	31.12.16
		DKK	DKK
Note			
	Share capital	50.000	50.000
	Retained earnings	353.621	180.781
	<b>Total equity</b>	<b>403.621</b>	<b>230.781</b>
	Provisions for deferred tax	2.535	1.660
	<b>Total provisions</b>	<b>2.535</b>	<b>1.660</b>
	Trade payables	88.001	43.494
	Income taxes	39.136	37.994
	Other payables	543.667	532.835
	<b>Total short-term payables</b>	<b>670.804</b>	<b>614.323</b>
	<b>Total payables</b>	<b>670.804</b>	<b>614.323</b>
	<b>Total equity and liabilities</b>	<b>1.076.960</b>	<b>846.764</b>

- 1 Subsequent events
- 2 Primary activities
- 5 Contingent liabilities
- 6 Related parties

**Statement of changes in equity**

Figures in DKK	Share capital	Retained earnings	Total equity
Statement of changes in equity for 01.01.17 - 31.12.17			
Balance as at 01.01.17	50.000	180.781	230.781
Net profit/loss for the year	0	172.840	172.840
Balance as at 31.12.17	50.000	353.621	403.621

**1. Subsequent events**

No important events have occurred after the end of the financial year.

**2. Primary activities**

The company's purpose is to manage real estate prepare group internal market and investment analyzes relating to real estate and related service.

	2017 DKK	2016 DKK
<b>3. Staff costs</b>		
Wages and salaries	1.738.266	1.632.108
Other social security costs	152.118	120.667
<b>Total</b>	<b>1.890.384</b>	<b>1.752.775</b>
Average number of employees during the year	2	2

**4. Tax on profit or loss for the year**

Current tax for the year	48.136	37.994
Adjustment of deferred tax for the year	875	1.660
Adjustment of tax in respect of previous years	-330	0
<b>Total</b>	<b>48.681</b>	<b>39.654</b>

**5. Contingent liabilities***Other contingent liabilities*

Rental obligations concerning an lease agreement until 2020, amounts to DKK 618.450

**6. Related parties**

Controlling influence:	Basis of influence
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Savills Investment Management LLP	Owner
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The company is included in the consolidated financial statements of the parent Savills IM Holding Limited a UK limited liability company that is the parent company of the Owner, Savills Investment Management LLP, based in London.

Figures in DKK	Receivables from members of the Board of Directors
Paid out during the year	2.500
Interest received	138
Cost as at as at 31.12.17	2.638

Receivables carry interest at a rate of 10,02% p.a.

## 7. Accounting policies

### GENERAL

The annual report is presented in accordance with the provisions of the Danish Financial Statements Act (*Årsregnskabsloven*) for enterprises in reporting class B with application of provisions for a higher reporting class.

The accounting policies have been applied consistently with previous years.

### Basis of recognition and measurement

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

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company, and the value of such assets can be measured reliably. Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company, and the value of such liabilities can be measured reliably. On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

On recognition and measurement, account is taken of foreseeable losses and risks arising before the date at which the annual report is presented and proving or disproving matters arising on or before the balance sheet date.

### CURRENCY

The annual report is presented in Danish kroner (DKK).

On initial recognition, transactions denominated in foreign currencies are translated using the exchange rates applicable at the transaction date. Exchange rate differences between the exchange rate applicable at the transaction date and the exchange rate at the date of payment are recognised in the income statement as a financial item. Receivables, payables and other monetary items denominated in foreign currencies are translated using the exchange rates applicable at the balance sheet date. The difference between the exchange rate applicable at the balance sheet date and at the date at which the receivable or payable arose or was recognised in the latest annual report is recognised under financial income or expenses in the income statement. Fixed assets and other non-monetary assets acquired in foreign currencies are translated using historical exchange rates.

**7. Accounting policies** - continued -**INCOME STATEMENT****Gross profit**

Gross profit comprises revenue and other external expenses, With reference to the Danish Financial Statements Act §32 the revenue is not disclosed in the annual report

**Revenue**

Revenue includes the income from sales to the group and is recognised in the income statement when invoiced.

**Other external expenses**

Other external expenses comprise costs relating to distribution, sales and advertising and administration, premises etc.

**Staff costs**

Staff costs comprise wages and salaries as well as other staff-related costs.

**Depreciation and impairment losses**

The depreciation of property, plant and equipment aim at systematic depreciation over the expected useful lives of the assets. Assets are depreciated according to the straight-line method based on the following expected useful lives and residual values:

	Useful life, year	Residual value, per cent
Other plant, fixtures and fittings, tools and equipment	5	0

The basis of depreciation is the cost of the asset less the expected residual value at the end of the useful life. Moreover, the basis of depreciation is reduced by any impairment losses. The useful life and residual value are determined when the asset is ready for use and reassessed annually.

Property, plant and equipment are impaired in accordance with the accounting policies referred to in the 'Impairment losses on fixed assets' section.

## 7. Accounting policies - continued -

### Other net financials

Interest income and interest expenses, foreign exchange gains and losses on transactions denominated in foreign currencies etc. are recognised in other net financials.

### Tax on profit/loss for the year

The current and deferred tax for the year is recognised in the income statement as tax on the profit/loss for the year with the portion attributable to the profit/loss for the year, and directly in equity with the portion attributable to amounts recognised directly in equity.

## BALANCE SHEET

### Property, plant and equipment

Property, plant and equipment comprise other fixtures and fittings, tools and equipment.

Property, plant and equipment are measured in the balance sheet at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and expenses resulting directly from the purchase until the asset is ready for use. Interest on loans arranged to finance production is not included in the cost.

Property, plant and equipment are depreciated using the straight-line method based on useful lives and residual values, which are stated in the 'Depreciation and impairment losses' section.

Gains and losses on the disposal of property, plant and equipment are determined as the difference between the selling price, if any, less selling costs and the carrying amount at the date of disposal less any costs of disposal.

### Impairment losses on fixed assets

The carrying amount of fixed assets which are not measured at fair value is assessed annually for indications of impairment over and above what is reflected in depreciation.

If the company's realised return on an asset or a group of assets is lower than expected, this is considered an indication of impairment.



**7. Accounting policies** - continued -

If there are indications of impairment, an impairment test is conducted of individual assets or groups of assets.

The assets or groups of assets are impaired to the lower of recoverable amount and carrying amount.

The higher of net selling price and value in use is used as the recoverable amount. The value in use is determined as the present value of expected net cash flows from the use of the asset or group of assets as well as expected net cash flows from the sale of the asset or group of assets after the expiry of their useful lives.

Impairment losses are reversed when the reasons for the impairment no longer exist.

**Receivables**

Receivables are measured at amortised cost, which usually corresponds to the nominal value, less write-downs for bad debts.

Write-downs for bad debts are determined based on an individual assessment of each receivable if there is no objective evidence of individual impairment of a receivable.

Deposits recognised under assets comprise deposits paid to the lessor under leases entered into by the company.

**Cash**

Cash includes deposits in bank accounts as well as operating cash.

**Current and deferred tax**

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

Deferred tax liabilities and tax assets are recognised on the basis of all temporary differences between the carrying amounts and tax bases of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is non-amortisable for tax purposes and other items where temporary differences, except for acquisitions, have arisen at the date of acquisition without affecting the net profit or loss for the year or the taxable income. In cases where the tax value can be determined according to different taxation rules, deferred tax is measured on the basis of management's intended use of the asset or settlement of the liability.

**7. Accounting policies** - continued -

Deferred tax assets are recognised, following an assessment, at the expected realisable value through offsetting against deferred tax liabilities or elimination in tax on future earnings.

Deferred tax is measured on the basis of the tax rules and at the tax rates which, according to the legislation in force at the balance sheet date, will be applicable when the deferred tax is expected to crystallise as current tax.

**Payables**

Short-term payables are measured at amortised cost, normally corresponding to the nominal value of such payables.