

Savills Investment Management ApS

Knud Højgaards Vej 9, 2860 Søborg

CVR no. 36 54 57 63

Annual report for 2018

Årsrapporten er godkendt på den
ordinære generalforsamling, d. 31.05.19

Oliver Vigars
Dirigent

Company information etc.	3
Statement of the Board of Directors and Executive Board on the annual report	4
Independent auditor's report	5 - 7
Income statement	8
Balance sheet	9 - 10
Statement of changes in equity	11
Notes	12 - 18

The company

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

Executive Boards

Scott Alexander Simpson

Board Of Directors

Director Scott Alexander Simpson
Director Peter Eric Broström

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab

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

We have on this day presented the annual report for the financial year 01.01.18 - 31.12.18 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 31.12.18 and of the results of the the company's activities for the financial year 01.01.18 - 31.12.18.

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

Copenhagen, May 31, 2019

Executive Boards

Scott Alexander Simpson
Director

Board Of Directors

Scott Alexander Simpson
Director

Peter Eric Broström
Director

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 01.01.18 - 31.12.18, 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 31.12.18 and of the results of the company's operations for the financial year 01.01.18 - 31.12.18 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 what 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, May 31, 2019

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		2018 DKK	2017 DKK
	Gross profit	2.038.292	2.140.492
3	Staff costs	-1.788.168	-1.890.384
	Profit/loss before depreciation, amortisation, write-downs and impairment losses	250.124	250.108
	Depreciation, amortisation, impairment losses and write-downs of property, plant and equipment	-22.616	-21.776
	Profit/loss before net financials	227.508	228.332
	Financial income	0	138
	Financial expenses	-9.757	-6.949
	Profit/loss before tax	217.751	221.521
4	Tax on profit or loss for the year	-50.249	-48.681
	Profit/loss for the year	167.502	172.840
	Proposed appropriation account		
	Retained earnings	167.502	172.840
	Total	167.502	172.840

Balance sheet

ASSETS		31.12.18	31.12.17
		DKK	DKK
Note			
	Other fixtures and fittings, tools and equipment	66.174	88.790
	Total property, plant and equipment	66.174	88.790
	Deposits	117.427	115.590
	Total investments	117.427	115.590
	Total non-current assets	183.601	204.380
	Receivables from group enterprises	627.551	688.292
	Other receivables	74.640	69.036
	Receivables from owners and management	0	2.638
	Total receivables	702.191	759.966
	Cash	136.529	112.614
	Total current assets	838.720	872.580
	Total assets	1.022.321	1.076.960

Balance sheet

EQUITY AND LIABILITIES		31.12.18	31.12.17
		DKK	DKK
Note			
	Share capital	50.000	50.000
	Retained earnings	521.123	353.621
	Total equity	571.123	403.621
	Provisions for deferred tax	1.810	2.535
	Total provisions	1.810	2.535
	Trade payables	116.981	88.001
	Income taxes	32.974	39.136
	Other payables	299.433	543.667
	Total short-term payables	449.388	670.804
	Total payables	449.388	670.804
	Total equity and liabilities	1.022.321	1.076.960

- 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 01.01.18 - 31.12.18			
Balance as at 01.01.18	50.000	353.621	403.621
Net profit/loss for the year	0	167.502	167.502
Balance as at 31.12.18	50.000	521.123	571.123

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 group internal market and investment analyzes relating to real estate and related service.

3. Staff costs

Wages and salaries	1.487.729	1.738.266
Pensions	134.281	141.488
Other social security costs	11.073	10.630
Other staff costs	155.085	0
Total	1.788.168	1.890.384
Average number of employees during the year	2	2

4. Tax on profit or loss for the year

Current tax for the year	50.974	48.136
Adjustment of deferred tax for the year	-725	875
Adjustment of tax in respect of previous years	0	-330
Total	50.249	48.681

5. Contingent liabilities*Lease commitments*

Rental obligations concerning an lease agreement until 2020, amounts to DKK 352.000.

6. Related parties

Controlling influence:	Basis of influence
Savills Investment Management Overseas Holdings Limited	Owner

The company is included in the consolidated financial statements of the parent Savills IM Holdings Limited, a UK limited liability company that is the smallest parent company of the owner to prepare consolidated financial statements. The owner is Savills Investment Management Overseas Holdings Limited, a UK limited liability company based in London.

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 -**LEASES**

Lease payments relating to operating leases are recognised in the income statement on a straight-line basis over the lease term.

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 on an accruals basis.

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

7. Accounting policies - continued -

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.

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.

7. Accounting policies - continued -**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.

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.

7. Accounting policies - continued -

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.

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.