Dane TopCo ApS

c/o DEAS A/S
Dirch Passers Allé 76
2000 Frederiksberg

CVR No. 36919612

Annual Report 2018

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 22 May 2019

Bjørn Allentoft
Bjørn Allentoft
Chairman

Contents

Company details

Company	Dane TopCo ApS c/o DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg
CVR No.	36919612
Registered office	Frederiksberg
Financial year	1 January 2018 - 31 December 2018
Supervisory Board	Carsten Nygaard Knudsen, Chairman Sophie Elise Hoas Edward Jonathan Tymms Schuckburgh Thomas Colding-Jørgensen Dan Landt Henrik Dahl Jeppesen Bo Heide-Ottosen
Executive Board	Henrik Dahl Jeppesen Thomas Colding-Jørgensen
Auditors	Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 2300 København S CVR-no.: 33963556

Management's Review

Main activity

DEAS is Denmark's leading property and property asset management company, with activities all over the country. DEAS manages a property portfolio of more than 2,300 commercial and residential properties and more than 77,000 leases in Denmark, mainly owned by institutional investors, private investors, housing cooperatives and homeowners' associations.

DEAS is a full service property house, offering investors services that match their needs for property management, property asset management, and public-private partnership. The Group provides services such as property management of residential and commercial properties, owners associations/shared ownerships and management of shopping centers to domestic and international investors and owners associations. Furthermore, the Group offers asset management services relating to property and property portfolio development for Danish and international institutional investors, funds and family-owned investments. In addition to property and asset management, the DEAS Group provides technical building consultancy, client advisory services, energy management, operation and maintenance, and letting of residential and commercial leases.

Our services are provided by more than 820 employees, the majority of which are administrative staff and about 250 are caretakers. We also provide salary administration services for about 230 employees. The headquarter is located in Copenhagen and we have regional offices in Aalborg, Aarhus and Glostrup.

The parent company's activities are holding company activities and other associated activities.

Development in the year

The year that went by and follow up the last year's expected development

On 28 August 2018 DEAS A/S signed an agreement to acquire 100 % of the shares in Nordea Ejendomsinvestering A/S (also known as Nordea Ejendomme). Following approval from authorities, the acquisition was completed on 29 November 2018. The merger of DEAS' asset management activities with those in Nordea Ejendomsinvestering enables DEAS to offer customers a business partner with a clear focus on increasing portfolio value as well as a partner who can execute professionally across the value chain in property management.

In 2018 revenue for the Group grew by DKK 25.1 million to DKK 550.8 million against DKK 525.7 million in 2017. Operating profit before depreciation and amortisation was DKK 35.7 million, against DKK 35.2 million in 2017 Profit/loss before tax was realized at DKK -27.4 million against DKK -28.0 million in 2017 and profit/loss for the year DKK -31.7 million against DKK -37.7 million in 2017.

The profit/loss for the year is considered to be satisfactory.

The total assets of the Group per 31st December 2018 are DKK 1.103.9 million against DKK 749.9 million as of 31st December 2017.

The equity per 31st December 2018 is DKK 236.6 million against DKK 270.1 million as of 31st December 2017.

Expectations for 2019

For 2019 the Group expects an increase in revenue and operating profit due to organic growth and development activities.

Capital resources

The Group's liquidity reserve per 31st December 2018 is DKK 133.3 million against DKK 56.1 million as at 31st December 2017. The management considers the capital resources to be sufficient.

Management's Review

Special risks

Business risks

The main business risk is linked to the ability to meet the customers' requirements for competent property management, consulting and good service.

Financial risks

The financial risks are related to the debt to other credit institutions in total DKK 535.0 million per 31st December 2018. This debt bears interest at Cibor plus fixed margin.

Credit risks related to financial assets correspond to the values recognized in the balance sheet. The Group has no significant risks related to individual customers or business partners.

Liquidity risks

The capital raising is managed centrally and the required cash resources are ensured on an ongoing basis.

Environment health and safety

The Group wishes to reduce the environmental impact of climate, both from the managed properties and from our own activities. We wish to promote focus on the environment in close cooperation with customers and users of the properties that the Group manage. To support this ambition, a number of initiatives have been launched.

In order to promote energy savings in the properties that are managed, an energy partnership with Ørsted has been entered into, where energy subsidies are granted to our customers. The Group automatically screens all projects with energy-saving measures launched in the Group. In 2018 the Group saved on behalf of our customers approx. 8 GWh through energy projects. This corresponds to the annual electricity consumption in about 2,600 households.

In 2018, the Group actively contributed to the development of several major property owners' energy and climate strategies. Several major investors have developed a 2020 strategy with a strong focus on energy efficiency and documentation of the same in properties managed by the Group.

During 2018, the Group has participated actively in several research and development projects in the field of energy savings and green initiatives that can help reduce the environmental impact of the climate. The Group is also active in the ELFORSK research pool for energy savings under Dansk Energi - partly through the chairmanship of ELFORSK's executive committee / board, and partly as an active participant in several projects.

Research and development

The Group is developing a digitalization strategy for the benefit of both customers and tenants to digitalize as many parts of the business and services as possible. The development activities mainly include digitalization solutions within self-service products, via websites as well as applications for mobile devices and thereby provide 24/7 accessibility. Furthermore, development activities also include digital project- and task management tools as well as digital solutions within customer reporting, etc. Development activities are expected to have a positive impact on the Group's results for the coming years.

Knowledge resources

The main knowledge resources within the Group are employees; knowhow, technology and processes.

The continued development of the company and the high service level provided by the company is secured by the continued training and development of employees, their knowledge and their competences, combined with a strong focus on development and a widespread use of information technology.

Management's Review

We continue to develop our services to customers both by offering new services and by developing our current offerings further. This requires education and development of the employees and a high level of competence. Approximately a quarter of the administrative staff has a higher education.

The Group complies with 'The ethical guidelines for Property Management', produced by Ejendomsforeningen Danmark and it is required that all employees are familiar with these ethical guidelines and act accordingly.

Statutory report on Corporate Social Responsibility

The Group aims to provide outstanding customer service while operating profitably and sustainably. The ambition is to deliver the core services property management and property asset management and the associated services in the most efficient and socially responsible manner. The Group wishes to contribute to the society and community of which it is part of and considers taking social and environmental responsibility an investment in the future.

The Group's activities are founded on strong business ethics and integrity. It is core to the Group's culture to show decency and professional behavior and attitudes in both internal as well as external relations.

It is the Group's policy as a minimum to comply with all applicable laws and regulations, ethical guidelines and rules applicable to Property Management and associated services.

Refer to the following link www.deas.dk/csr2018 at the Group's website, which describes the policies, actions and results achieved around each CSR topic.

Share of the under-represented gender

Target for the Executive Board

Dane TopCo ApS is a private limited company and the Supervisory Board consists of seven members. It is the company's goal to provide an equal gender composition among the top management. Currently 14.3% of the seven Supervisiory Board members are female.

It is the Supervisory Board's assessment that members from the top management must be selected based upon Board experiences, management experiences, strategy experiences, knowledge of corporate governance, social responsibility and, for the company, an appropriate network.

Gender equality in other management levels of the Group

It is the Group's assessment that a balanced gender ratio leads to increased employee satisfaction.

The Group works to increase the number of the under-represented gender in all other management levels in the organisation. The target for the under-represented gender in all other management levels in the organization is an equal 50/50 distribution. By the end of 2018, the under-represented gender, here female, is 21.0% in all levels of management beyond directors and boards, a decrease of 3.5% points compared to the end of 2017.

We work to increase the under-represented gender ratio by recruiment and promotion, provided that candidates with the right qualifications can be found.

Key Figures and Financial Ratios

The development in the group's key figures and financial ratios can be described as follows:
Key figures are in DKK Thousands.

Key figures and financial ratios for 2015 covers the period 11 June - 31 December 2015.

	2018	2017	2016	2015
Net turnover	550.813	525.690	501.141	209.473
Operating profit/loss	-8.036	-6.397	4.038	-5.366
Net financial income and expenses	-23.134	-24.162	-26.836	-11.906
Profit/loss for the year	-31.728	-37.747	-24.816	-17.242
Invested capital including intangible assets	793.064	595.146	631.190	672.223
Invested capital excluding intangible assets	-93.465	-25.221	-17.141	-2.876
Investments in tangible assets	3.882	4.209	5.134	969
Total assets	1.103.920	749.893	760.977	773.438
Total equity	236.617	270.095	306.342	79.658
Long-term liabilities	687.729	381.508	379.451	625.007
Short-term liabilities	170.217	90.656	75.184	68.773
Profit margin (%)	-1,46	-1,22	0,81	-2,56
Return on equity (ROE) (%)	-12,52	-13,10	-12,86	-21,65
Solvency ratio (%)	21,43	36,02	40,26	10,30
Avg. number of full-time employees	715	683	669	620

Explanation of financial ratios

Financial highlights are defined and calculated in accordance with "Recommendations & Ratios" issued by the Danish Society of Financial Analysts.

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

Invested capital is defined as the sum of operating tangible and intangible non-current assets and net working capital.

Net working capital is defined as accounts receivable and other current operating assets less trade payables, other payables and other operating short-term liabilities.

$$\text{Profit margin (\%)} = \frac{\text{Operating profit (EBIT) x 100}}{\text{Revenue}}$$

$$\text{Return on equity (ROE) (\%)} = \frac{\text{Profit/loss for the year x 100}}{\text{Average equity}}$$

$$\text{Solvency ratio (\%)} = \frac{\text{Equity x 100}}{\text{Total assets}}$$

Dane TopCo ApS

Management's Statement

Today, the Executive Board have considered and adopted the Annual Report of Dane TopCo ApS for the financial year 1 January 2018 - 31 December 2018.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the Consolidated Financial Statements and the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2018 and of the results of the group's and the company's operations and the group's cash flows for the financial year 1 January 2018 - 31 December 2018.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

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

Frederiksberg, 20 March 2019

Executive Board

Henrik Dahl Jeppesen

Thomas Colding-Jørgensen

Supervisory Board

Carsten Nygaard Knudsen

Chairman

Sophie Elise Hoas

Edward Jonathan Tymms Schuckburgh

Thomas Colding-Jørgensen

Dan Landt

Henrik Dahl Jeppesen

Bo Heide-Ottosen

Dane TopCo ApS

Independent auditor's report

To the shareholder of Dane TopCo ApS

Opinion
We have audited the consolidated financial statements and the parent financial statements of Dane TopCo Aps for the financial year 01.01.2018 - 31.12.2018, which comprise the 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 Parent, and the consolidated cash flow statement. The consolidated financial statements and the parent financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2018, and of the results of their operations and the consolidated cash flows for the financial year 01.01.2018 - 31.12.2018 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 consolidated financial statements and the parent financial statements* section of this auditor's report. We are independent of the Group in accordance with the International Ethics Standards Board of 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 consolidated financial statements and the parent financial statements
Management is responsible for the preparation of consolidated financial statements and parent 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 consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements
Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent 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 consolidated financial statements and these parent financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

* Identify and assess the risks of material misstatement of the consolidated financial statements and the parent 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 Group's and the Parent'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 consolidated financial statements and the parent 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 Group's and the Parent'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 consolidated financial statements and the parent 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 Group and the Entity to cease to continue as a going concern.

* Evaluate the overall presentation, structure and content of the consolidated financial statements and the parent financial statements, including the disclosures in the notes, and whether the consolidated financial statements and the parent financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

* Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 the management commentary
Management is responsible for the management commentary.

Our opinion on the consolidated financial statements and the parent financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements and the parent financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the consolidated financial statements and the parent financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with the consolidated financial statements and the parent financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Independent auditor's report

Copenhagen, 20 March 2019

Deloitte

Statsautoriseret Revisionspartnerselskab
Business Registration No 33 96 35 56

Lars Kronow	Tim Kjær-Hansen
State-Authorised Public Accountant	State-Authorised Public Accountant
MNE No.: mne19708	MNE No.: mne23295

Dane TopCo ApS

Income Statement

	Note	Group 2018 tkr.	2017 tkr.	Parent 2018 tkr.	2017 tkr.
Revenue		550.813	525.690	0	0
Cost of sales		-31.443	-26.631	0	0
Other external expenses		-89.807	-93.223	-279	-7.503
Employee benefits expense	2	-393.844	-370.667	-150	-372
Depreciation and amortisation	3	-43.755	-41.566	0	0
Profit from ordinary operating activities		**-8.036**	**-6.397**	**-429**	**-7.875**
Income from investments in group enterprises and associates	4	3.734	2.560	-23.483	-19.502
Other finance income	5	301	297	25	142
Finance expences	6	-23.435	-24.459	-9.965	-12.157
Profit from ordinary activities before tax		**-27.436**	**-27.999**	**-33.852**	**-39.392**
Tax expense on ordinary activities	7	-4.292	-9.748	2.124	1.645
Profit		**-31.728**	**-37.747**	**-31.728**	**-37.747**
Proposed distribution of results					
Retained earnings		-31.728	-37.747	-31.728	-37.747
Distribution of profit		**-31.728**	**-37.747**	**-31.728**	**-37.747**

Balance Sheet as of 31 December

	Note	Group 2018 tkr.	2017 tkr.	Parent 2018 tkr.	2017 tkr.
Assets					
Completed development projects	8	11.878	8.811	0	0
Acquired intangible assets	9	367.649	211.203	0	0
Goodwill	10	507.002	400.353	0	0
Intangible assets		**886.529**	**620.367**	**0**	**0**
Fixtures, fittings, tools and equipment	11	7.662	8.014	0	0
Leasehold improvements	12	4.843	5.934	0	0
Property, plant and equipment		**12.505**	**13.948**	**0**	**0**
Long-term investments in group enterprises	13, 14	0	0	405.793	429.276
Long-term investments in associates	14, 15	7.581	4.592	0	0
Long-term receivables from associates	16	4.000	4.000	0	0
Deposits, investments	17	9.051	7.556	0	0
Investments		**20.632**	**16.148**	**405.793**	**429.276**
Fixed assets		**919.666**	**650.463**	**405.793**	**429.276**
Short-term trade receivables		23.151	22.277	0	0
Short-term receivables from group enterprises		0	0	273	3.453
Current deferred tax	18	0	0	2.125	2.791
Other short-term receivables		17.466	9.401	0	0
Prepaid expenses	19	2.998	3.661	0	0
Receivables		**43.615**	**35.339**	**2.398**	**6.244**
Other short-term investments		7.347	8.023	0	0
Short-term investments		**7.347**	**8.023**	**0**	**0**
Cash and cash equivalents		**133.292**	**56.068**	**21**	**23**
Current assets		**184.254**	**99.430**	**2.419**	**6.267**
Assets		**1.103.920**	**749.893**	**408.212**	**435.543**

Balance Sheet as of 31 December

	Note	Group 2018 tkr.	2017 tkr.	Parent 2018 tkr.	2017 tkr.
Liabilities and equity					
Contributed capital		283.083	283.083	283.083	283.083
Retained earnings		-46.466	-12.988	-46.466	-12.988
Equity	20	**236.617**	**270.095**	**236.617**	**270.095**
Provisions for deferred tax	18	9.357	7.634	0	0
Provisions		**9.357**	**7.634**	**0**	**0**
Other credit institutions		516.256	220.000	0	0
Payables to shareholders		171.473	161.508	171.473	161.508
Long-term liabilities other than provisions	21	**687.729**	**381.508**	**171.473**	**161.508**
Short-term part of long-term liabilities other than provisions	21	5.361	10.000	0	0
Trade payables		50.190	14.820	0	0
Tax payables		2.407	0	0	0
Other payables		112.259	65.836	122	3.940
Short-term liabilities other than provisions		**170.217**	**90.656**	**122**	**3.940**
Liabilities other than provisions within the business		**857.946**	**472.164**	**171.595**	**165.448**
Liabilities and equity		**1.103.920**	**749.893**	**408.212**	**435.543**

Significant events occurring after end of reporting period	22
Collaterals and securities	23
Rental- and leasing contracts	24
Related parties	25

Dane TopCo ApS

Statement of changes in Equity

Group

	Contributed capital	Share premium	Retained earnings	Total
Equity 1 January 2018	283.083	66.817	-79.805	270.095
Buy back of own shares	0	-1.750	0	-1.750
Profit (loss)	0	0	-31.728	-31.728
Equity 31 December 2018	**283.083**	**65.067**	**-111.533**	**236.617**

Parent

	Contributed capital	Share premium	Retained earnings	Total
Equity 1 January 2018	283.083	66.817	-79.805	270.095
Buy back of own shares	0	-1.750	0	-1.750
Profit (loss)	0	0	-31.728	-31.728
Equity 31 December 2018	**283.083**	**65.067**	**-111.533**	**236.617**

Dane TopCo ApS has per the 2 October 2018 bought back the shares of a former boardmember due to resignation. The shares consist of 500.000 A Ordinary Shares of kr. 1.00 each and is bought back for tkr. 1.750.

Dane TopCo ApS

Cash Flow Statement

Group

	2018 tkr.	2017 tkr.
Profit/Loss for the year	-31.728	-37.747
Depreciation and amortisation	43.755	41.566
Profit from associates after tax	-3.734	-2.560
Interest and similar incomes	-301	-297
Interest and similar expenses	23.435	24.459
Tax	4.292	9.748
Other changes in working capital	31.276	6.536
Cash flow from operating activities before financial items	**66.995**	**41.705**
Interest received	301	297
Interest paid	-13.489	-12.290
Cash flow from ordinary operating activities	**53.807**	**29.712**
Income taxes paid/received	-159	0
Cash flows from operating activities	**53.648**	**29.712**
Purchase of intangible assets	-5.512	-8.251
Investment in tangible fixed assets	-2.899	-4.209
Sale of tangible fixed assets	0	36
Capital contribution in associates	-250	0
Dividends	1.655	5.100
Business combinations	-259.285	0
Cash flows from investing activities	**-266.291**	**-7.324**
Repayment of debt to other credit institutions	-230.000	-10.000
Raising of debt from other credit institutions	521.617	0
Divestments of bonds	0	-21
Capital injection/decrease in Dane TopCo ApS	-1.750	1.500
Cash flows from financing activities	**289.867**	**-8.521**
Net increase (decrease) in cash and cash equivalents	**77.224**	**13.867**
Cash and cash equivalents, beginning balance	56.068	42.201
Cash and cash equivalents, ending balance	**133.292**	**56.068**
Cash and cash equivalents specified:		
Cash and cash equivalents	133.292	56.068
Cash and cash equivalents in total	**133.292**	**56.068**

Accounting Policies

Reporting Class
The Annual Report of Dane TopCo ApS for 2018 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C.

The accounting policies applied remain unchanged from last year.

Reporting currency
The Annual Report is presented in Danish kroner.

Consolidated Financial Statements
The Consolidated Financial Statements comprise the parent company Dane TopCo ApS and subsidiaries in which Dane TopCo ApS directly or indirectly holds more than 50% of the voting rights or in other ways has control. Enterprises in which the Group holds between 20% and 50% of the voting rights and exercises significant but not controlling influence are considered associates.

For the consolidation, intercompany income and costs, shareholdings, intercompany balances and dividends as well as realised and unrealised profit and loss are eliminated in connection with transactions between the consolidated enterprises.

Equity investments in subsidiaries are eliminated by the proportionate share of the subsidiaries' market value of net assets and liabilities at the time of acquisition.

Newly acquired or established enterprises are recognised in the Consolidated Financial Statements from the date of acquisition. Enterprises sold or liquidated are recognised in the Consolidated Income Statement up to the date of disposal. Comparative figures are not corrected for enterprises newly acquired, sold or liquidated.

General Information

Basis of recognition and measurement
Income is recognised in the Income Statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortised cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the Income Statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the Income Statement.

Assets are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will accrue to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

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

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Accounting Policies

Income Statement

Revenue
Income from delivery of services is recognised as revenue as the service is delivered.

Cost of sales
Cost of sales comprise expenses incurred to achieve revenue for the year.

Other external expenses
Other external expenses comprise expenses regarding administration.

Employee benefits expenses
Staff expenses comprise wages and salaries, pensions and social security costs.

Amortisation and impairment of tangible and intangible assets
Amortisation and impairment of intangible and tangible assets has been performed based on a continuing assessment of the useful life of the assets in the Company. Non-current assets are amortised on a straight line basis, based on cost, on the basis of the following assessment of useful life and residual values:

	Useful life
Completed development projects	5 years
Acquired intangible assets	20 years
Goodwill	20 years
Other fixtures and fittings, tools and equipment	3-5 years
Leasehold improvements	10 years

Profit or loss resulting from the sale of intangible or tangible assets is determined as the difference between the selling price less selling costs and the carrying amount at the date of sale, and is recognised in the Income Statement under other operating income or expenses.

Result of equity investments in subsidiaries and associates
The proportionate share of the individual subsidiaries' profit/loss after tax is recognised in the parent company's Income Statement after full elimination of intercompany profit/loss.

The proportionate shares of the associates' profit/loss after tax are recognised in both the group's and parent company's Income Statement after elimination of the proportionate share of intercompany profit/loss.

Financial income and expenses
Financial income and expenses are recognised in the Income Statement with the amounts that concern the financial year. Financial income and expenses include interest income and expenses, realised and unrealised capital gains and losses regarding securities, debt and foreign currency transactions, dividends received from other equity investments, amortisation of financial assets and liabilities as well as surcharges and allowances under the tax repayment scheme.

Tax on net profit/loss for the year
The parent company is subjected to the Danish rules on compulsory joint taxation of the group's Danish subsidiaries. Subsidiaries are included in the joint taxation from the time when they are included in the consolidation in the Consolidated Financial Statement until they leave the consolidation.

The parent company is the administration company of the joint taxation and therefore settles all corporation tax payments with the tax authorities.

Accounting Policies

The current Danish corporation tax is distributed by settling the joint taxation contributions between the jointly taxed enterprises in proportion to their taxable income. In this connection, enterprises with tax losses receive joint taxation contributions from enterprises that have been able to use these losses to reduce their own tax profit.

Tax for the year which comprises the current corporation tax for the year and any changes in deferred tax, including as a consequence of a change to the tax rate, is recognised by the part attributable to the profit/loss for the year and directly in equity by the part attributable to items directly in equity.

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity. The Company and the Danish associates are taxed jointly. The Danish income tax is distributed between profit- and loss-making Danish enterprises in relation to their taxable income (full distribution).

Balance Sheet

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

Other intangible assets, including licences and acquired rights etc., are measured at cost less accumulated amortisation and impairment losses.

Clearly defined and identifiable development projects where the technical rate of utilisation, sufficient resources and a potential future market or development potential in the Company are provable and where the intention is to manufacture, market or use the product or process are recognised as intangible assets if the value in use can be determined reliably and it is sufficiently certain that future earnings can cover production, sales and administration costs as well as total development costs.

Other development costs are recognised as costs in the Income Statement as they incur.

Development costs are calculated at the costs directly incurred.

Tangible assets
Tangible assets are measured at cost plus revaluations, if any, and less accumulated amortisation and impairment losses. Cost comprises the purchase price and costs directly attributable to the purchase until the date when the asset is available for use.

Depreciation based on cost reduced by any scrap value is calculated on a straight-line basis over the expected useful lives of the assets.
Period of depreciation and scrap value is determined at the date of acquisition and is annually reassessed. Depreciations is discontinued if the scrap value is estimated higher than the carrying amount.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

In cases where useful life is different, the cost of the tangible asset is split in separate components which are separately depreciated.

Equity investments in group enterprises and associates
Equity investments in group enterprises and associates are measured by the equity method at the proportionately owned share of the equity of the enterprises plus any consolidated goodwill, less intercompany profit and negative goodwill. Enterprises with negative equity are measured at 0 as the negative value corresponding to the proportionate share is offset against receivables, if any. Amounts beyond this are recognised in the provisions item, if there is a legal or actual obligation to cover the negative balance.

Accounting Policies

Equity investments in subsidiaries and associates are measured by the equity method.

Equity investments in subsidiaries and associates are measured at the proportionate share of the enterprises' equity value determined according to the group's accounting policies with deduction or addition of unrealised intercompany profit or loss and with the addition or deduction of the residual value of positive or negative goodwill determined according to the acquisition method.

Equity investments in subsidiaries and associates with a negative equity value are measured at DKK 0, and any receivable from these enterprises are written down in so far as the receivable is uncollectible. In so far as the parent company has a legal or actual obligation to cover a negative balance that exceeds the receivable, the residual amount is recognised in provisions.

Net revaluation of equity investments in subsidiaries and associates is tied up as reserve for net revaluation by the equity method in equity, in so far as the carrying amount exceeds the cost. Dividends from subsidiaries that are expected to be adopted before the annual report for Dane TopCo ApS is approved are not tied up in the revaluation reserve.

The acquisition method is used to purchase enterprises, cf. the above description under determination of goodwill.

Receivables
Receivables are measured at amortised cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Accrued income, assets
Accrued income recognised in assets comprises prepaid costs regarding subsequent financial years.

Other short-term investments
Other securities and equity investments that are listed are measured at market value at the balance sheet date. Other securities are measured at cost.

Equity
Proposed dividend for the year is recognised as a separate item in equity.

Buy back of own shares are recognised in equity under distributable reserves.

Deferred tax
Deferred tax and the associated adjustments for the year are determined according to the balance-sheet liability method as the tax base of all temporary differences between carrying amounts and the tax bases of assets and liabilities.

Deferred tax assets, including the tax base of tax losses allowed for carryforward, are recognised at the value at which they are expected to be used, either by elimination in tax on future earnings or by set-off against deferred tax liabilities in enterprises within the same legal entity and jurisdiction.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax.

Financial liabilities
Fixed-rate loans such as mortgage loans and loans from credit institutions are recognised initially at the proceeds received less transaction expenses incurred. In subsequent periods, loans are measured at amortised cost so that the difference between the proceeds and the nominal value is recognised in the Income Statement as an interest expense over the term of the loan.

Other liabilities are measured at amortised cost which usually corresponds to the nominal value.

Accounting Policies

Leasing
Leasing agreements are classified as financial leasing when the agreement substantially transfers all the risks and rewards of the ownership of the leased asset. Other lease agreements are classified as operating leasing.

Accounting policies Cash Flow Statement

The Cash Flow Statement shows the Company's cash flows for the year broken down by operating, investing and financing activities, changes for the year in cash and cash equivalents as well as the Company's cash and cash equivalents at the beginning and end of the year.

Cash flow from the operating activity is determined as the profit/loss for the year adjusted for changes in working capital and non-cash income statement items such as amortisation and impairment losses and provisions. The working capital comprises current assets less short-term liabilities, exclusive of the items that are included in cash and cash equivalents.

Cash flow from the investing activity comprises cash flows from purchase and sale of intangible, tangible and investments.

Cash flow from the financing activity comprises cash flows from raising and repaying long-term liabilities and payments to and from the owners.

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

Notes

	Group		Parent	
	2018	2017	2018	2017
	tkr.	tkr.	tkr.	tkr.
1. Fees to auditors				
Statutory audit	576	370	13	13
Other assurance reports	69	92	0	0
Other services	147	16	0	0
	792	**478**	**13**	**13**
2. Employee benefits expense				
Wages and salaries	358.964	338.404	150	364
Pensions	24.613	22.082	0	0
Social security contributions	5.614	5.400	0	0
Other employee expense	4.653	4.781	0	8
	393.844	**370.667**	**150**	**372**
Hereof remuneration to management				
Management	8.148	4.058	785	689
	8.148	**4.058**	**785**	**689**
The amount contains the value of free cars.				
Avg. number of employees	715	683	1	1
3. Depriciations and amortisations				
Development projects	2.519	1.675	0	0
Acquired intangible assets	12.657	11.831	0	0
Goodwill	23.256	22.709	0	0
Fixtures, fittings, tools and equipment	4.218	4.276	0	0
Leasehold improvements	1.107	1.084	0	0
Profit on sale of equipments	-2	-9	0	0
	43.755	**41.566**	**0**	**0**
4. Income from investments in group enterprises and associates				
Share of profit in associations	3.734	2.560	0	0
Share of profit in subsidiaries	0	0	-23.483	-19.502
	3.734	**2.560**	**-23.483**	**-19.502**
5. Finance income				
Interests from associates	240	240	0	0
Securities adjustments	3	0	0	0
Interests group companies	0	0	25	142
Other finance income	58	57	0	0
	301	**297**	**25**	**142**

Notes

	Group		Parent	
	2018	2017	2018	2017
	tkr.	tkr.	tkr.	tkr.
6. Finance expenses				
Securities adjustments	19	0	9.965	12.157
Borrowing costs	502	0	0	0
Other finance expenses	22.914	24.459	0	0
	23.435	**24.459**	**9.965**	**12.157**
7. Tax expense				
Current tax for the year	2.227	0	0	0
Adjustment to prior year	405	0	1	0
Adjustment to prior year deferred tax	-11	1.371	0	487
Deferred tax for the year	1.671	8.377	-2.125	-2.132
	4.292	**9.748**	**-2.124**	**-1.645**
8. Completed development projects				
Cost at the beginning of the year	10.793	7.942	0	0
Addition during the year	5.586	2.851	0	0
Cost at the end of the year	**16.379**	**10.793**	**0**	**0**
Amortisation at the beginning of the year	-1.982	-307	0	0
Amortisation for the year	-2.519	-1.675	0	0
Amortisation at the end of the year	**-4.501**	**-1.982**	**0**	**0**
Carrying amount at the end of the year	**11.878**	**8.811**	**0**	**0**
9. Acquired intangible assets				
Cost at the beginning of the year	239.120	233.900	0	0
Addition during the year	169.102	5.220		
Cost at the end of the year	**408.222**	**239.120**	**0**	**0**
Amortisation at the beginning of the year	-27.916	-16.086	0	0
Amortisation for the year	-12.657	-11.831	0	0
Amortisation at the end of the year	**-40.573**	**-27.917**	**0**	**0**
Carrying amount at the end of the year	**367.649**	**211.203**	**0**	**0**

Acquired intangible assets relate to customer contracts in DEAS A/S obtained in connection with the acquisition of DEAS Holding A/S, the activity in REC Administration A/S and Nordea Ejendomsinvestering A/S. The expected life of the company's customer relationships is assessed for 20 years based on the modest historical disposal of management agreements.

Notes

	Group		Parent	
	2018	2017	2018	2017
	tkr.	tkr.	tkr.	tkr.
10. Goodwill				
Cost at the beginning of the year	454.280	454.100	0	0
Addition during the year	129.905	180		
Cost at the end of the year	**584.185**	**454.280**	**0**	**0**
Amortisation at the beginning of the year	-53.927	-31.218	0	0
Amortisation for the year	-23.256	-22.709	0	0
Amortisation at the end of the year	**-77.183**	**-53.927**	**0**	**0**
Carrying amount at the end of the year	**507.002**	**400.353**	**0**	**0**

Goodwill relates to customer contracts in DEAS A/S obtained in connection with the acquisition of DEAS Holding A/S, the activity in REC Administration A/S and Nordea Ejendomsinvestering A/S. Goodwill arising from previous years' business combination is at the date of acquisition allocated to the cash-generating units in DEAS Holding A/S. The expected life of the company's goodwill is assessed to 20 years according to the developments in the modest historical disposal of management agreements.

11. Fixtures, fittings, tools and equipment

	Group 2018 tkr.	Group 2017 tkr.	Parent 2018 tkr.	Parent 2017 tkr.
Cost at the beginning of the year	16.152	12.306	0	0
Addition during the year	3.866	3.874	0	0
Disposal during the year	-911	-28	0	0
Cost at the end of the year	**19.107**	**16.152**	**0**	**0**
Depreciation at the beginning of the year	-8.138	-3.863	0	0
Depreciation for the year	-4.218	-4.276	0	0
Reversal of depreciation of disposed assets	911	1	0	0
Depreciation at the end of the year	**-11.445**	**-8.138**	**0**	**0**
Carrying amount at the end of the year	**7.662**	**8.014**	**0**	**0**

Notes

	Group 2018 tkr.	Group 2017 tkr.	Parent 2018 tkr.	Parent 2017 tkr.
12. Leasehold improvements				
Cost at the beginning of the year	8.512	8.177	0	0
Addition during the year	16	335	0	0
Cost at the end of the year	**8.528**	**8.512**	**0**	**0**
Depreciation at the beginning of the year	-2.578	-1.494	0	0
Depreciation for the year	-1.107	-1.084	0	0
Depreciation at the end of the year	**-3.685**	**-2.578**	**0**	**0**
Carrying amount at the end of the year	**4.843**	**5.934**	**0**	**0**

13. Long-term investments in group enterprises

	Parent 2018 tkr.	Parent 2017 tkr.
Cost at the beginning of the year	472.856	472.856
Cost at the end of the year	**472.856**	**472.856**
Value adjustments at the beginning of the year	-43.580	-24.078
Share of profit in subsidiaries	-23.483	-19.502
Value adjustments at the end of the year	**-67.063**	**-43.580**
Carrying amount at the end of the year	**405.793**	**429.276**

14. Disclosure in long-term investments in group enterprises and associates

Group enterprises

Name	Registered office	Share held in %	Equity	Profit
Dane MidCo ApS	Frederiksberg	100,00	405.793	-23.483
			405.793	**-23.483**

Associates

Name	Registered office	Share held in %	Equity	Profit
OPS Frederikshavn Byskole A/S	Frederiksberg	50,00	4.427	2.305
Driftsselskabet OPP Vejle A/S	Frederiksberg	50,00	6.376	2.784
Driftsselskabet OPP Svendborg A/S	Frederiksberg	50,00	700	194
OPS Skovbakkeskolen A/S	Frederiksberg	50,00	2.078	1.573
Driftsselskabet OPP Slagelse Sygehus A/S	Frederiksberg	50,00	1.095	626
OPS Østerbro Skøjtehal A/S	Frederiksberg	50,00	486	-14
			15.162	**7.468**

Notes

	Group		Parent	
	2018	2017	2018	2017
	tkr.	tkr.	tkr.	tkr.

15. Long-term investments in associates

Cost at the beginning of the year	3.543	3.543	0	0
Addition during the year	250	0	0	0
Cost at the end of the year	**3.793**	**3.543**	**0**	**0**
Value adjustments at the beginning of the year	1.049	-811	0	0
Share of profit in subsidiaries	3.734	2.560	0	0
Dividend	-995	-700	0	0
Value adjustments at the end of the year	**3.788**	**1.049**	**0**	**0**
Carrying amount at the end of the year	**7.581**	**4.592**	**0**	**0**

16. Long-term receivables from associates

Cost at the beginning of the year	4.000	4.000	0	0
Addition during the year	0	0	0	0
Cost at the end of the year	**4.000**	**4.000**	**0**	**0**
Value adjustments at the beginning of the year	0	0	0	0
Value adjustments for the year	0	0	0	0
Value adjustments at the end of the year	**0**	**0**	**0**	**0**
Carrying amount at the end of the year	**4.000**	**4.000**	**0**	**0**

17. Deposits, investments

Cost at the beginning of the year	7.556	7.503	0	0
Addition during the year	1.495	53	0	0
Cost at the end of the year	**9.051**	**7.556**	**0**	**0**
Value adjustments at the beginning of the year	0	0	0	0
Value adjustments for the year	0	0	0	0
Value adjustments at the end of the year	**0**	**0**	**0**	**0**
Carrying amount at the end of the year	**9.051**	**7.556**	**0**	**0**

Notes

	Group		Parent	
	2018	2017	2018	2017
	tkr.	tkr.	tkr.	tkr.
18. Provisions for deferred tax				
Deferred tax at the beginning of the year	-7.634	2.114	2.791	4.020
Acquisition of enterprise	-63	0	0	0
Deferred tax for the year	-1.671	-8.377	2.125	2.132
Adjustment to prior year	11	-1.371	0	-487
Allocation joint taxation	0	0	-2.791	-2.874
Balance at the end of the year	**-9.357**	**-7.634**	**2.125**	**2.791**
Deferred tax relates to:				
Intangible assets	-3.956	-2.897	0	0
Property, plant and equipment	-469	-442	0	0
Current assets	-554	-794	0	0
Long-term debt	40	159	0	0
Short-term debt	-4.765	-4.255	0	0
Tax loss carryforwards	347	595	2.125	2.791
	-9.357	**-7.634**	**2.125**	**2.791**

Deferred tax assets are recognised provided that the tax loss carryforwards are utilized within a period of 1-3 years.

19. Prepaid expenses

Prepaid expenses are regarding rent, insurance premiums, subscriptions, education, cars and service agreements.

20. Statement of changes in equity

By establishment of the company 11th June 2015 the share capital showed tkr. 50. In 2015 a capital increase of tkr. 32.283, in 2016 a capital increase of tkr. 500 and conversion of debt of tkr. 250.000, in 2017 a capital increase of tkr. 250 results in a share capital of tkr. 283.083 as of 31st December 2018.

The company's share capital consists of nominally tkr. 283.083 divided into 33.083.333 A-shares of nominally tkr. 33.083 and 250.000.000 B-shares of nominally tkr. 250.000.

Notes

21. Long-term liabilities

Principal repayments due within 1 year are included under current liabilities. Other liabilities are recognized in long-term liabilities. Payables are due in the following order.

Group

	Due within 1 year	Due between 1 and 5 years	Due after 5 years
Other credit institutions	7.500	75.900	451.600
Borrowing costs	-2.139	-7.902	-3.342
Payables to shareholders	0	0	171.473
	5.361	**67.998**	**619.731**

Parent

	Due within 1 year	Due between 1 and 5 years	Due after 5 years
Payables to shareholders	0	0	171.473
	0	**0**	**171.473**

22. Significant events occurring after end of reporting period

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

23. Collaterals and securities

Parent Company
The company is part of a Danish joint taxation as the administrative company. The company is therefore held liable in accordance with the Danish Corporation Tax Act.

Besides this the company has not entered into any surety, warranty or other obligations.

Group
The group's shares in Dane BidCo ApS, DEAS Holding A/S, DEAS A/S and DEAS Asset Management A/S have been provided as security for Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 535.

The group's bank accounts with a carrying amount of tkr. 32,384 is pledged as security for Dane BidCo ApS 'debt to other credit institutions, amounting to mio.kr. 535.

The group's receivables at group companies with a carrying amount of tkr. 0 are pledged as security for Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 535.

Dane BidCo ApS has given security in its share transfer agreement to Danske Bank A/S.

DEAS A/S has provided a guarantee for the landlord amounting to tkr. 62.

DEAS A/S has given suretyship statement for Tryg Garanti amounting to mio.kr. 5.3 regarding guarantee of operation provided by Tryg Garanti for Frederikshavn Municipality.

DEAS A/S has given suretyship statement for Driftsselskabet OPP Svendborg A/S regarding this company's fulfillment of its obligations to OPP Retten i Svendborg P/S.

DEAS A/S has in course of fulfillment of OPP Driftsselskabet Vejle A/S' obligations given suretyship statement for Tryg Garanti amounting to mio.kr. 20 regarding guarantee of operation provided by Tryg Garanti for OPP Vejle P/S. The

Notes

company has in course of fulfillment of OPP Driftsselskabet Vejle A/S' obligations given suretyship statement for OPP Vejle P/S amounting mio.kr. 10.

DEAS A/S has in course of fulfillment of OPS Skovbakkeskolen A/S' obligations given suretyship statement for Tryg Garanti amounting mio.kr. 6.5 regarding guarantee of operation provided by Tryg Garanti for Odder Kommune.

DEAS A/S has in course of fulfillment of Driftsselskabet OPP Slagelse Sygehus A/S' obligations given suretyship statement for Euler Hermes to mio. Kr. 0.6 regarding guarantee of operation provided by Euler Hermes for OPP Slagelse Sygehus P/S.

24. Rental- and leasing contracts

	Group		Parent	
	2018	**2017**	**2018**	**2017**
	tkr.	**tkr.**	**tkr.**	**tkr.**
Within 1 year	19.608	18.866	0	0
Between 1 and 5 yoers	41.571	52.009	0	0
After 5 years	0	0	0	0
	61.179	**70.875**	**0**	**0**

The liability above includes rent commitments at the company's office lease. The rental agreement may be terminated at 12 months' notice, but not earlier than vacating September 1, 2022.

The company and the group leases operating equipment concluded under operating leases. The lease term for operating equipment is typically 3-5 years. None of the leases include contingent rent.

25. Related parties

All transactions with related parties are carried out at arm's lenght terms.