

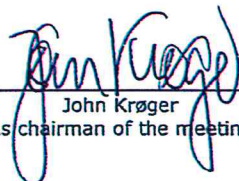
Dane BidCo ApS

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

CVR No. 36919841

Annual Report 2016

The Annual Report was presented and
adopted at the Annual General Meeting of
the company on 6 April 2017



John Krøger
As chairman of the meeting

Dane BidCo ApS

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Dane BidCo ApS

Company details

Company	Dane BidCo ApS c/o DEAS A/S Dirch Passers Allé 76 2000 Frederiksberg
CVR No.	36919841
Registered office	Frederiksberg
Financial year	1 January 2016 - 31 December 2016
Executive Board	Henrik Dahl Jeppesen Bo Heide-Ottosen
Auditors	Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 2300 København S
Consolidated Financial Statements	The company is included in the Consolidated Financial Statements of the parent company Dane TopCo ApS, Frederiksberg.

Management's Review

Main activity

The group is a 'Full Service Property House', which provides services to customers within real estate with five business lines Property Management, Property Asset Management, Facility Services, Real Estate Agency and Public Private Partnership (PPP).

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. In addition to property management the group provides technical building consultancy, client advisory services, energy management, operation and maintenance and rental of residential and commercial leases. Further the group offers Property Asset Management services.

Our services are provided by about 700 employees, of which about 450 are administrative staff and 250 are caretakers. Further we provide salary administration services for about 300 employees. The headquarter is located in Copenhagen with regional offices in Aalborg and Aarhus. The group manages approximately 2,000 properties with more than 70,000 leases in Denmark on behalf of professional investors, shared ownerships, owners associations, housing associations etc.

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

Development in the year

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

The company is established 11 June 2015 and the first financial period is 11 June-31 December 2015. The group is established 12 August 2015 by the acquisition of shares in DEAS Holding A/S, and from this date of acquisition the acquired is a part of the consolidated financial statement.

In 2016 the group realized revenue of DKK 501.1 million, operating profit of DKK 4.6 million, profit/loss before tax DKK -7.0 million and profit/loss for the year DKK -13.2 million.

The total assets of the group per 31st December 2016 are DKK 764.8 million against DKK 770.7 million as of 31st December 2015.

The equity per 31st December is DKK 448.8 million against DKK 462.0 million as of 31st December 2015.

The profit/loss for the year is considered to be in line with the expectations.

Capital resources

In 2016 the cash flow from ordinary activities before financial items is DKK 58.0 million. The group's liquidity reserve per 31st December 2016 is DKK 42.2 million against DKK 15.1 million as at 31st December 2015. The management considers the capital resources to be sufficient.

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 240.0 million per 31st December 2016. 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.

Dane BidCo ApS

Management's Review

Liquidity risks

The cash management is done centrally and the required cash resources are ensured on an ongoing basis.

Expectations for 2017

For 2017 the group expects an increase in revenue and operating profit due to organic growth.

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.

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 wants to do business based on customer demands while retaining profitability and sustainability focus. The ambition is that the core business, Property Management and the associated services are delivered the best way - including a social responsible way. The group wishes to contribute to the society and community, the companies are a part of. The group considers it as an investment in the future, taking responsibility for the social and environmental effects of the company's operations.

The group's activities are based on high business ethics and integrity. It is a basic part of the group's culture to show decency and professional behavior and attitudes in both intern as well as extern 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/csr2016 at the group's website, which describes the policies, action and results achieved for each area of action.

Environment health and safety

The group wants to reduce the environmental impact from the managed properties, own activities and external partners and suppliers. Therefore the group wants to promote environmental focus in close cooperation with both customers and users of the properties that are managed.

Share of the under-represented gender

Target for the Executive Board

Dane BidCo ApS is a private limited company and the supervisory board is the Executive Board consisting of two members. There is no requirement for expansion of the Executive Board, so on this basis an equitable distribution of gender is considered irrelevant.

Management's Review

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 genders handle professional and personal situations in different ways, and the discussions that this leads to, open up for different ways of solving problems and will provide better results.

The group works to increase the number of the under-represented gender in all other management levels in the organisation. Target for the under-represented gender in all other management levels in the organisation is an equal 50/50 distribution. By the end of 2016, the under-represented gender is 22% in all levels of management beyond directors and boards.

By recruitment and promotion work is for increasing the under-represented gender ratio, 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:
Financial Highlights are in DKK thousands.

Financial Highlights for 2015 covers the period 11 June - 31 December 2015.

	2016	2015
Net revenue	501.141	209.474
Operating profit (EBIT)	4.583	-5.180
Net financials	12.386	-3.904
Net profit for the year	-13.193	-10.856
Invested capital including intangible assets	624.205	669.558
Invested capital excluding intangible assets	-24.126	-5.547
Investments in tangible fixed assets	5.134	969
Total assets	764.782	770.738
Total equity	448.807	462.000
Long-term liabilities	230.000	240.000
Current liabilities	85.975	68.738
Profit margin (%)	0,91	-2,47
Solvency ratio (%)	58,68	59,94
Return on equity (ROE) (%)	-2,90	-2,35
Avg. number of full-time employees	668	620

Explanation of financial ratios

Key figures and financial ratios are determined based on "Recommendations & Financial Ratios 2015" 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.

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

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

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

Dane BidCo ApS

Management's Statement

Today, the Executive Board have considered and adopted the Annual Report of Dane BidCo ApS for the financial year 1 January 2016 - 31 December 2016.

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 2016 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 2016 - 31 December 2016.

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, 6 April 2017

Executive Board



Henrik Dahl Jeppesen



Bo Heide-Ottosen

Independent auditor's report

To the shareholder of Dane BidCo ApS

Opinion

We have audited the consolidated financial statements and the parent financial statements of Dane BidCo ApS for the financial year 01.01.2016 - 31.12.2016, 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 31.12.2016, and of the results of their operations and the consolidated cash flows for the financial year 01.01.2016 - 31.12.2016 in accordance with the Danish Financial Statements Act.

Basis of 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 Entity'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 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:

Independent auditor's report

- * 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 Entity'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 Entity'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.

Dane BidCo ApS

Independent auditor's report

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.

Copenhagen, 06-04-2017

Deloitte

Statsautoreiseret Revisionspartnerselskab
Business Registration No 33963556



Lars Kronow
State Authorised Public Accountant



Tim Kjær Hansen
State Authorised Public Accountant

Dane BidCo ApS

Income Statement

	Note	Group	11 Jun. - 31 Dec.	Parent	11 Jun. - 31 Dec.
		2016 tkr.	2015 tkr.	2016 tkr.	2015 tkr.
Revenue		501.141	209.474	9.067	2.862
Cost of sales		-21.541	-7.357	0	0
Other external expenses	1	-78.086	-51.449	-1.503	-9.728
Employee benefits expense	2	-357.214	-140.772	-8.634	-2.725
Depreciation and amortisation	3	-39.717	-15.076	0	0
Profit from ordinary operating activities		4.583	-5.180	-1.070	-9.591
Income from investments in group enterprises and associates	4	828	-724	-10.231	-2.239
Finance income	5	197	110	0	0
Finance expenses	6	-12.583	-4.014	-2.653	-1.291
Profit from ordinary activities before tax		-6.975	-9.808	-13.954	-13.121
Tax expense on ordinary activities	7	-6.218	-1.048	761	2.265
Profit		-13.193	-10.856	-13.193	-10.856
Proposed distribution of results					
Retained earnings		-13.193	-10.856	-13.193	-10.856
Distribution of profit		-13.193	-10.856	-13.193	-10.856

Dane BidCo ApS

Balance Sheet as of 31. December

	Note	Group 2016 tkr.	2015 tkr.	Parent 2016 tkr.	2015 tkr.
Assets					
Completed development projects	8	7.635	0	0	0
Acquired intangible assets	9	217.814	229.514	0	0
Goodwill	10	422.882	445.585	0	0
Intangible assets		648.331	675.099	0	0
Fixtures, fittings, tools and equipment	11	8.443	7.692	0	0
Leasehold improvements	12	6.683	7.453	0	0
Property, plant and equipment		15.126	15.145	0	0
Long-term investments in group enterprises	13, 14	0	0	504.223	514.454
Long-term investments in associates	14, 15	2.732	2.654	0	0
Long-term receivables from associates		4.000	0	0	0
Non-current deferred tax assets	16	5.920	2.847	1.710	61
Deposits, investments		7.503	7.454	0	0
Investments		20.155	12.955	505.933	514.515
Fixed assets		683.612	703.199	505.933	514.515
Short-term trade receivables		17.299	25.112	0	0
Short-term receivables from group enterprises		0	693	0	693
Short-term tax receivables		0	1.056	0	0
Other short-term receivables		6.042	5.538	0	2.370
Prepaid expenses		3.227	2.698	26	0
Receivables		26.568	35.097	26	3.063
Other short-term investments		12.402	17.358	0	0
Short-term investments		12.402	17.358	0	0
Cash and cash equivalents		42.200	15.084	2.337	1.223
Current assets		81.170	67.539	2.363	4.286
Assets		764.782	770.738	508.296	518.801

Dane BidCo ApS

Balance Sheet as of 31. December

	Note	Group 2016 tkr.	2015 tkr.	Parent 2016 tkr.	2015 tkr.
Liabilities and equity					
Contributed capital		50	50	50	50
Retained earnings		448.757	461.950	448.757	461.950
Equity	17	448.807	462.000	448.807	462.000
Other credit institutions		230.000	240.000	50.000	50.000
Long-term liabilities	18	230.000	240.000	50.000	50.000
Short-term part of long-term liabilities		10.000	10.000	0	0
Trade payables		7.542	5.016	0	0
Payables to group enterprises		3.026	0	8.691	5.213
Tax payables		7.831	0	0	0
Other payables		57.576	53.722	798	1.588
Short-term liabilities		85.975	68.738	9.489	6.801
Liabilities other than provisions within the business		315.975	308.738	59.489	56.801
Liabilities and equity		764.782	770.738	508.296	518.801
Significant events occurring after end of reporting period	19				
Collaterals and assets pledged as security	20				
Rental- and leasing contracts	21				
Related parties	22				
Activities acquired	23				

Dane BidCo ApS

Cash Flow Statement

Group

	2016	11 Jun. - 31
	tkr.	Dec. 2015
		tkr.
Profit/Loss for the year	-13.193	-10.856
Depreciation and amortisation	39.717	15.076
Profit from associates after tax	-828	724
Interest and similar incomes	-197	-110
Interest and similar expenses	12.583	4.014
Tax	6.218	1.048
Other changes in working capital	13.689	-17.151
Cash flow from operating activities before financial items	57.989	-7.255
Interest received	197	110
Interest paid	-12.376	-3.955
Cash flow from ordinary operating activities	45.810	-11.100
Income taxes paid/received	-1.189	8.381
Cash flows from operating activities	44.621	-2.719
Purchase of intangible assets	-7.942	0
Purchase of property, plant and equipment	-5.134	-969
Sales of property, plant and equipment	146	1.829
Subordinated loan to associates	-4.000	0
Capital reduction in associates	0	2.000
Establishment of subsidiaries and associates	0	-13.436
Dividends	3.712	0
Acquisition of shares in subsidiary	0	-716.693
Cash flows from investing activities	-13.218	-727.269
Repayment of debt to other credit institutions	-10.000	0
Admission of debt in other credit institutions	0	250.000
Raising of debt to group enterprises	3.719	0
Divestment of bonds	1.994	173
Capital injection in Dane BidCo ApS	0	472.856
Intercompany accounts with customers	0	642
Cash flows from financing activities	-4.287	723.671
Net increase (decrease) in cash and cash equivalents	27.116	-6.317
Addition of cash by acquisition of activities	0	21.401
Cash and cash equivalents, beginning balance	15.084	0
Cash and cash equivalents, ending balance	42.200	15.084
Cash and cash equivalents specified:		
Cash and cash equivalents	42.200	15.084
Cash and cash equivalents in total	42.200	15.084

Dane BidCo ApS

Accounting Policies

Reporting Class

The Annual Report of Dane BidCo ApS for 2016 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 are as a result of changes in Danish Financial Statements Act, adapted hereto.

Reporting currency

The Annual Report is presented in Danish Kroner.

Consolidated Financial Statements

The Consolidated Financial Statements comprise the parent company Dane BidCo ApS and subsidiaries in which Dane BidCo 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.

Dane BidCo ApS

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
Acquired intangible assets	20 years
Goodwill	20 years
Development projects	5 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 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.

Finance 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 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.

Accounting Policies

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 customer contracts and development projects, 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.

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.

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Accounting Policies

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 BidCo 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.

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 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.

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,

Dane BidCo ApS

Accounting Policies

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	
	2016 tkr.	11 Jun. - 31 Dec. 2015 tkr.	2016 tkr.	11 Jun. - 31 Dec. 2015 tkr.
1. Fees to auditors				
Statutory audit	461	303	143	35
Other assurance reports	109	60	0	0
Tax consultancy	70	20	0	0
Other services	0	3	0	0
	640	386	143	35
2. Employee benefits expense				
Wages and salaries	327.730	128.975	7.990	2.510
Pensions	20.519	8.034	621	213
Social security contributions	5.120	2.607	18	2
Other employee expense	3.845	1.156	5	0
	357.214	140.772	8.634	2.725
<i>Hereof remuneration to management</i>				
Management	8.118	2.506	8.118	2.506
	8.118	2.506	8.118	2.506
Average no. of employees	668	620	2	2
3. Depreciations and amortisations				
Acquired intangible assets	11.700	4.386	0	0
Goodwill	22.703	8.515	0	0
Development projects	307	0	0	0
Fixtures, fittings, tools and equipment	4.007	1.815	0	0
Leasehold improvements	1.063	431	0	0
Profit on sale of equipment	-63	-71	0	0
	39.717	15.076	0	0
4. Income from investments in group enterprises and associates				
Share of profit in subsidiaries	0	0	11.810	5.474
Goodwill adjustment in subsidiaries	0	0	-22.041	-7.713
Share of profit in associations	828	-724	0	0
	828	-724	-10.231	-2.239
5. Finance income				
Interests from associates	0	41	0	0
Interests group companies	10	0	0	0
Other financial income	187	69	0	0
	197	110	0	0

Notes

	Group		Parent	
	2016 tkr.	11 Jun. - 31 Dec. 2015 tkr.	2016 tkr.	11 Jun. - 31 Dec. 2015 tkr.
6. Finance expenses				
Interests group companies	0	55	234	13
Other finance expenses	12.580	3.900	2.419	1.278
Securities adjustments	3	59	0	0
	12.583	4.014	2.653	1.291
7. Tax expense				
Current tax for the year	7.832	881	0	-2.204
Adjustment to prior year tax	1.459	7	888	0
Effect of tax rate adjustment	0	-426	0	4
Adjustment to prior year deferred tax	-1.406	0	-830	0
Deferred tax for the year	-1.667	586	-819	-65
	6.218	1.048	-761	-2.265
8. Completed development projects				
Cost at the beginning of the year	0	0	0	0
Addition during the year	7.942	0	0	0
Cost at the end of the year	7.942	0	0	0
Amortisation at the beginning of the year	0	0	0	0
Amortisation for the year	-307	0	0	0
Amortisation at the end of the year	-307	0	0	0
Carrying amount at the end of the year	7.635	0	0	0

Notes

	Group		Parent	
	2016 tkr.	2015 tkr.	2016 tkr.	2015 tkr.
9. Acquired intangible assets				
Cost at the beginning of the year	233.900	0	0	0
Addition in connection with merger and purchase of enterprise	0	233.900	0	0
Cost at the end of the year	233.900	233.900	0	0
Amortisation at the beginning of the year	-4.386	0	0	0
Amortisation for the year	-11.700	-4.386	0	0
Amortisation at the end of the year	-16.086	-4.386	0	0
Carrying amount at the end of the year	217.814	229.514	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 expected life of the company's customer relationships is assessed for 20 years based on the modest historical disposal of management agreements.

10. Goodwill

Cost at the beginning of the year	454.100	0	0	0
Addition in connection with merger and purchase of enterprise	0	454.100	0	0
Cost at the end of the year	454.100	454.100	0	0
Amortisation at the beginning of the year	-8.515	0	0	0
Amortisation for the year	-22.703	-8.515	0	0
Amortisation at the end of the year	-31.218	-8.515	0	0
Carrying amount at the end of the year	422.882	445.585	0	0

Goodwill relates to customer contracts in DEAS A/S obtained in connection with the acquisition of DEAS Holding 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.

Notes

	Group		Parent	
	2016 tkr.	2015 tkr.	2016 tkr.	2015 tkr.
11. Fixtures, fittings, tools and equipment				
Cost at the beginning of the year	9.060	0	0	0
Addition in connection with merger and purchase of enterprise	0	10.636	0	0
Addition during the year	4.841	631	0	0
Disposal during the year	-1.595	-2.207	0	0
Cost at the end of the year	12.306	9.060	0	0
Depreciation at the beginning of the year	-1.368	0	0	0
Depreciation for the year	-4.007	-1.815	0	0
Reversal of depreciation of disposed assets	1.512	447	0	0
Depreciation at the end of the year	-3.863	-1.368	0	0
Carrying amount at the end of the year	8.443	7.692	0	0
12. Leasehold improvements				
Cost at the beginning of the year	7.884	0	0	0
Addition in connection with merger and purchase of enterprise	0	7.546	0	0
Addition during the year	293	338	0	0
Cost at the end of the year	8.177	7.884	0	0
Depreciation at the beginning of the year	-431	0	0	0
Depreciation for the year	-1.063	-431	0	0
Depreciation at the end of the year	-1.494	-431	0	0
Carrying amount at the end of the year	6.683	7.453	0	0

Notes

	Parent 2016 tkr.	2015 tkr.
13. Long-term investments in group enterprises		
Cost at the beginning of the year	716.693	0
Addition during the year	0	716.693
Cost at the end of the year	716.693	716.693
Value adjustments at the beginning of the year	-202.239	0
Share of profit in subsidiaries	11.810	5.474
Goodwill adjustment	-22.041	-7.713
Dividends	0	-200.000
Value adjustments at the end of the year	-212.470	-202.239
Carrying amount at the end of the year	504.223	514.454

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

Group enterprises

Name	Registered office	Share held in %	Equity	Profit
DEAS Holding A/S	Frederiksberg	100,00	51.977	11.810
			51.977	11.810

Associates

Name	Registered office	Share held in %	Equity	Profit
OPS Frederikshavn Byskole A/S	Frederiksberg	50,00	3.479	1.565
Driftsselskabet OPP Vejle A/S	Frederiksberg	50,00	273	-133
Driftsselskabet OPP Svendborg A/S	Frederiksberg	50,00	746	258
OPS Skovbakkeskolen A/S	Frederiksberg	50,00	479	-21
Driftsselskabet OPP Slagelse Sygehus A/S	Frederiksberg	50,00	488	-12
			5.465	1.657

Notes

	Group		Parent	
	2016 tkr.	2015 tkr.	2016 tkr.	2015 tkr.
15. Long-term investments in associates				
Cost at the beginning of the year	3.543	0	0	0
Addition in connection with merger and purchase of enterprise	0	5.293	0	0
Addition during the year	0	250	0	0
Disposal during the year	0	-2.000	0	0
Cost at the end of the year	3.543	3.543	0	0
Value adjustments at the beginning of the year	-889	0	0	0
Addition in connection with merger and purchase of enterprise	0	-165	0	0
Share of profit in subsidiaries	828	-724	0	0
Dividend	-750	0	0	0
Value adjustments at the end of the year	-811	-889	0	0
Carrying amount at the end of the year	2.732	2.654	0	0
16. Non-current deferred tax assets				
Deferred tax at the beginning of the year	2.847	0	61	0
Addition at acquisition of activities	0	3.007	0	0
Deferred tax for the year	1.667	-586	819	61
Effect of tax rate adjustment	0	426	0	0
Adjustment to prior year	1.406	0	830	0
Balance at the end of the year	5.920	2.847	1.710	61
Deferred tax relates to:				
Intangible assets	-631	2.874	0	0
Property, plant and equipment	-150	292	0	0
Current assets	-512	-575	61	61
Tax loss carryforwards	7.213	256	1.649	0
	5.920	2.847	1.710	61

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

Notes

17. Statement of changes in equity**Group**

	Contributed capital	Retained earnings	Total
Equity, beginning balance	50	461.950	462.000
Profit/loss for the year	0	-13.193	-13.193
Equity, end of the year	50	448.757	448.807

Parent

	Contributed capital	Retained earnings	Total
Equity, beginning balance	50	461.950	462.000
Profit/loss for the year	0	-13.193	-13.193
Equity, end of the year	50	448.757	448.807

18. Long-term liabilities

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

Group

	Due within 1 year	Due between 1 and 5 year	Due after 5 years
Other credit institutions	10.000	230.000	0
	10.000	230.000	0

Parent

	Due within 1 year	Due between 1 and 5 year	Due after 5 years
Other credit institutions	0	50.000	0
	0	50.000	0

19. Significant events occurring after end of reporting period

No events materialle affecting the assessment of the Annual Report have occured after the balance sheet date.

Notes

20. Collaterals and securities

Parent Company

The company's shares in DEAS Holding A/S have been provided as security for the subsidiary DEAS A/S and parent company Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The company's bank accounts with a carrying amount of tkr. 2,337 is pledged as security for the subsidiary DEAS A/S and parent company Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The company's receivables at group companies with a carrying amount of tkr. 0 are pledged as security for the subsidiary DEAS A/S and parent company Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The company has in the course of obtaining financing given suretyship statement for certain group companies' liabilities to credit institutions.

The company has given security in its share transfer agreement to Sampension KP Livsforsikring A/S.

The company is part of a Danish joint taxation with Dane TopCo ApS as the administrative company. The company is therefore held liable in accordance with the danish Corporation Tax Act.

Group

The group's shares in DEAS Holding A/S, DEAS A/S, DEAS Property Asset Management A/S, DEAS Ejendomsrådgivningselskab A/S and Kuben Ejendomsadministration A/S have been provided as security for DEAS A/S and Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The group's bank accounts with a carrying amount of tkr. 39.115 is pledged as security for DEAS A/S and Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The group's receivables at group companies with a carrying amount of tkr. 0 are pledged as security for DEAS A/S and Dane BidCo ApS' debt to other credit institutions, amounting to mio.kr. 240.

The group has in the course of obtaining financing given suretyship statement for certain group companies' liabilities to credit institutions.

Dane BidCo ApS has given security in its share transfer agreement to Sampension KP Livsforsikring A/S.

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

DEAS A/S has given suretyship statement as a security for liability insurance and embezzlement guarantee regarding real estate activities in a subsidiary.

DEAS A/S has given suretyship statement for Tryg Garanti amounting to mio.kr. 10 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.

Notes

21. Rental- and leasing contracts

	Group		Parent	
	2016 tkr.	2015 tkr.	2016 tkr.	2015 tkr.
Total future lease payments:				
Within 1 year	19.019	18.674	299	243
Between 1 and 5 year	68.097	79.806	304	159
After 5 years	0	7.425	0	0
	87.116	105.905	603	402

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.

22. Related parties

The company is included in the Consolidated Financial Statements of the parent company Dane TopCo ApS, Frederiksberg.

23. Activities acquired

The group has acquired control over the shares of DEAS Holding A/S with effect from 12 August 2015.

The purchase price for the shares amounts to DKK 716,7 million and is paid in cash and contribution in kind. Goodwill has been calculated at DKK 454,1 million according to the following allocation of the company's assets and liabilities measured at fair value.

	Group 2015 tkr.
Intangible assets	233.900
Property, plant and equipment	18.182
Fixed asset investments	15.665
Total fixed assets	267.747
Receivables	44.625
Securities and investments	4.372
Cash at bank and in hand	21.401
Total current assets	70.398
Intercompany accounts with customers	-228
Other payables	-75.310
Total short-term liabilities	-75.538
Total net assets	262.593
Goodwill	454.100
Total purchase price	716.693

