

MG DEN Airport ApS

c/o Deloitte, Weidekampsgade 6
2300 København S
Central Business Registration No
37345164

Annual report 2016

The Annual General Meeting adopted the annual report on 27.04.2017

Chairman of the General Meeting

Name: Ignace De Paepe

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Entity details

Entity

MG DEN Airport ApS
c/o Deloitte, Weidekampsgade 6
2300 København S

Central Business Registration No: 37345164

Founded: 06.01.2016

Registered in: Copenhagen

Financial year: 06.01.2016 - 31.12.2016

Executive Board

Ignace De Paepe

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
Postboks 1600
0900 København C

Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of MG DEN Airport ApS for the financial year 06.01.2016 - 31.12.2016.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2016 and of the results of its operations for the financial year 06.01.2016 - 31.12.2016.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 26.04.2017

Executive Board

Ignace De Paepe

The independent auditor's compilation report

To Management of MG DEN Airport ApS

We have compiled the financial statements of MG DEN Airport ApS for the financial year 06.01.2016 - 31.12.2016 based on the Entity's bookkeeping records and other information Management has provided.

These financial statements comprise the income statement, balance sheet, statement of changes in equity, notes and accounting policies.

We performed this compilation engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist Management in the preparation and presentation of these financial statements in accordance with the Danish Financial Statements Act. We have complied with relevant provisions of the Danish Public Accountants Act and FSR – Danish Auditors' Code of Conduct for professional accountants, including principles of integrity, objectivity, professional competence and due care.

These financial statements and the accuracy and completeness of the information used to compile the financial statements are Management's responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the disclosures Management provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion about whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 26.04.2017

Deloitte

Statsautoriseret Revisionspartnerselskab
Central Business Registration No: 33963556

Jan Larsen
State Authorised Public Accountant

Management commentary

Primary activities

The Entity's primary activity is to erect investment property held for trading.

Development in activities and finances

Profit the year was DKK 22.680. The performance for the year is considered satisfactory.

Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2016

	<u>Notes</u>	<u>2016 DKK</u>
Gross profit		1.185.868
Other financial income		380
Financial expenses from group enterprises		(1.123.352)
Other financial expenses		<u>(33.816)</u>
Profit/loss before tax		29.080
Tax on profit/loss for the year	1	<u>(6.400)</u>
Profit/loss for the year		<u>22.680</u>
Proposed distribution of profit/loss		
Retained earnings		<u>22.680</u>
		<u>22.680</u>

Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016</u> <u>DKK</u>
Investment property		74.135.371
Property, plant and equipment	2	74.135.371
Fixed assets		74.135.371
Trade receivables		1.243.314
Other receivables		126.818
Prepayments		199.478
Receivables		1.569.610
Cash		2.354.345
Current assets		3.923.955
Assets		78.059.326

Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016</u> <u>DKK</u>
Contributed capital		50.000
Retained earnings		22.680
Equity		72.680
Deferred tax		6.400
Provisions		6.400
Payables to group enterprises		61.367.509
Non-current liabilities other than provisions		61.367.509
Trade payables		58.913
Other payables		16.419.678
Deferred income	3	134.146
Current liabilities other than provisions		16.612.737
Liabilities other than provisions		77.980.246
Equity and liabilities		78.059.326

Statement of changes in equity for 2016

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50.000	0	50.000
Profit/loss for the year	0	22.680	22.680
Equity end of year	50.000	22.680	72.680

Notes

	2016
	DKK
1. Tax on profit/loss for the year	
Change in deferred tax for the year	6.400
	6.400
	Investment
	property
	DKK
2. Property, plant and equipment	
Additions	74.135.371
Cost end of year	74.135.371
Carrying amount end of year	74.135.371

According to the accounting policies, the investment properties are measured at fair value by applying the return-based model. The average required rate of return of the Company's properties amounts to 7.56% at 31.12.2016. The average rate of return of 7% implies a fair value of DKK 68.604 thousand, and an average rate of return of 8% implies a fair value of DKK 78.404 thousand.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

This is the first financial year of the Entity, hence no comparative figures are included.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, other operating income, cost of raw materials and consumables and external expenses.

Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

Other financial income

Other financial income comprises interest income, payables and transactions in foreign currencies, and tax relief under the Danish Tax Prepayment Scheme etc.

Accounting policies

Financial expenses from group enterprises

Financial expenses from group enterprises comprise interest expenses etc from payables to group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, payables and transactions in foreign currencies, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

Balance sheet

Investment property

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus any directly related acquisition costs.

After initial recognition, the properties are measured at fair value which represents the amount at which the individual property may be sold to an independent buyer. By applying the return-based model, the fair value is determined as the value in use calculated for the expected cash flows from the individual investment properties.

The expected cash flows are based on the net income budgeted for the coming year, adjusted to an anticipated standard income. Adjustments are made of circumstances that are not reflected in the standard income, for example larger improvement work, expected vacancies, etc.

When calculating the value in use, a required rate of return is used which is determined for the individual properties on the basis of the current market conditions at the balance sheet date for the relevant type of property, location of the properties, the credit quality of tenants, etc, thus the required rate of return is estimated to reflect the current required rate of return on comparable properties on the market. Fair value adjustments for the financial year are recognised in the income statement.

Fair value adjustment of investment properties

Fair value adjustment of investment properties comprises adjustments for the financial year of the Entity's investment properties.

Accounting policies

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and tax-based value of assets and liabilities, for which the tax-based value of assets is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Other financial liabilities

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

Deferred income

Deferred income comprises income received for recognition in subsequent financial years. Deferred income is measured at cost.