

Annual report 2017

Company reg. no. 37 51 13 74

Ib Schønbergs Allé ApS

Østergade 1, 2.

1100 København K

The annual report have been submitted and approved by the general meeting on 31 May 2018.



Thomas Færch
Chairman of the meeting

Notes to users of the English version of this document:

- To ensure the greatest possible applicability of this document, British English terminology has been used.
- Please note that decimal points remain unchanged from the Danish version of the document. This means that for instance DKK 146.940 is the same as the English amount of DKK 146,940, and that 23,5 % is the same as the English 23.5 %.

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Management's report

The executive board has today presented the annual report of Ib Schønbergs Allé ApS for the financial year 1 January to 31 December 2017.

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

We consider the accounting policies used appropriate, and in our opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2017 and of the company's results of its activities in the financial year 1 January to 31 December 2017.

We are of the opinion that the management's review includes a fair description of the issues dealt with.

The annual report is recommended for approval by the general meeting.

Copenhagen, 31 May 2018

Executive board


Thomas Færch


Niels Christian Boehm

Independent auditor's report

To the shareholders of Ib Schønbergs Allé ApS

Opinion

We have audited the annual accounts of Ib Schønbergs Allé ApS for the financial year 1 January to 31 December 2017, which comprise accounting policies used, profit and loss account, balance sheet and notes. The annual accounts are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the annual accounts give a true and fair view of the company's assets, liabilities and financial position at 31 December 2017 and of the results of the company's operations for the financial year 1 January to 31 December 2017 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with international standards on auditing and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the below section "Auditor's responsibilities for the audit of the annual accounts". We are independent of the company in accordance with international ethics standards for accountants (IESBA's Code of Ethics) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these standards and requirements. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

The management's responsibilities for the annual accounts

The management is responsible for the preparation of annual accounts that give a true and fair view in accordance with the Danish Financial Statements Act. The management is also responsible for such internal control as the management determines is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the management is responsible for evaluating the company's ability to continue as a going concern, and, when relevant, disclosing matters related to going concern and using the going concern basis of accounting when preparing the annual accounts, unless the management either intends to liquidate the company or to cease operations, or if it has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the annual accounts

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements may arise due to fraud or error and may be considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions made by users on the basis of the annual accounts.

Independent auditor's report

As part of an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark, we exercise professional evaluations and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the annual accounts, whether due to fraud or error, design and perform audit procedures in response 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 the risk of not detecting a misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used by the management and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's preparation of the annual accounts being based on the going concern principle and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may raise significant doubt about the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the annual accounts, including the disclosures in the notes, and whether the annual accounts reflect the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in the internal control that we identify during our audit.

Statement on the management's review

The management is responsible for the management's review.

Our opinion on the annual accounts does not cover the management's review, and we do not express any kind of assurance opinion on the management's review.

Independent auditor's report

In connection with our audit of the annual accounts, our responsibility is to read the management's review and in that connection consider whether the management's review is materially inconsistent with the annual accounts or our knowledge obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, it is our responsibility to consider whether the management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we believe that the management's review is in accordance with the annual accounts and that it has been prepared in accordance with the requirements of the Danish Financial Statement Acts. We did not find any material misstatement in the management's review.

Glostrup, 31 May 2018

PKF Munkebo Vindelev
State Authorised Public Accountants
Company reg. no. 14 11 92 99



Peter Krogsrud Eriksen
State Authorised Public Accountant
MNE-nr. 34335

Company data

The company

Ib Schønbergs Allé ApS
Østergade 1, 2.
1100 København K

Company reg. no. 37 51 13 74
Established: 1 February 2016
Domicile: The City of Copenhagen
Financial year: 1 January - 31 December
2nd financial year

Executive board

Thomas Færch
Niels Christian Boehm

Auditors

PKF Munkebo Vindelev, Statsautoriseret Revisionsaktieselskab
Hovedvejen 56
2600 Glostrup

Parent company

Ib Schønbergs Allé Holding ApS

Financial highlights

| DKK in thousands. | <u>2017</u> | <u>2016</u> |
|--|-------------|-------------|
| Profit and loss account: | | |
| Gross loss | -16 | -21 |
| Results from operating activities | 71 | -107 |
| Results for the year | 55 | -103 |
| Balance sheet: | | |
| Balance sheet sum | 116.150 | 39.914 |
| Investments in tangible fixed assets represent | 75.577 | 1.904 |
| Equity | 31.154 | 31.099 |
| The financial highlights for 2016 comprise the period 1 July 2015 to 31 December 2016. | | |

Management's review

The principal activities of the company

The principal activities of the company are renting for housing and related activities.

Development in activities and financial matters

The results from ordinary activities after tax are DKK 54.610 against DKK -102.857 last year. The management consider the results satisfactory.

Events subsequent to the financial year

No events have occurred subsequent to the balance sheet date, which would have material impact on the financial position of the company.

Accounting policies used

The annual report for Ib Schønbergs Allé ApS is presented in accordance with those regulations of the Danish Financial Statements Act concerning companies identified as class B enterprises. Furthermore, the company has chosen to comply with some of the rules applying for class C enterprises.

The accounting policies used are unchanged compared to last year, and the annual accounts are presented in Danish kroner (DKK).

Recognition and measurement in general

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

Certain fixed asset investments and liabilities are measured at amortised cost, by which method a fixed, effective interest is recognised during the useful life of the asset or the liability. Amortised cost is recognised as the original cost with deduction of any payments and additions/deductions of the accrued amortisation of the difference between cost and nominal amount. In this way capital losses and capital profits are spread over the useful life.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concerns matters existing on the balance sheet date.

THE PROFIT AND LOSS ACCOUNT

Gross loss

The gross loss comprises the net turnover, work performed for own purposes and external costs.

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received. The net turnover is recognised exclusive of VAT and taxes and with the deduction of any discounts granted in connection with the sale.

Accounting policies used

Other external costs comprise costs for administration and premises.

Depreciation, amortisation and writedown

Depreciation, amortisation and writedown comprise depreciation on, amortisation of and writedown relating to intangible and tangible fixed assets respectively.

Tax of the results for the year

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

The company is subject to the Danish legislation concerning compulsory joint taxation with the Danish group enterprises.

The current Danish corporate tax is allocated among the jointly taxed companies in proportion to their respective taxable income (full allocation with reimbursement of tax losses).

THE BALANCE SHEET

Tangible fixed assets

Land and buildings are measured at cost with addition of revaluations and with deduction of accrued depreciation and writedown. Land is not depreciated.

Land and buildings are revaluated on the basis of regular, independent evaluation of the fair value. The net revaluation at fair value adjustment is recognised directly on the equity after deduction of deferred tax and tied up in a particular revaluation reserve. Net impairment at fair value adjustments is recognised in the profit and loss account.

Value adjustments are recognized directly in the equity and attributed to a revaluation reserve.

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing.

Depreciation takes place on a straight line basis and based on an evaluation of the expected useful life:

| | |
|------------------|--------------------|
| | <i>Useful life</i> |
| <i>Buildings</i> | <i>50 years</i> |

Minor assets with an acquisition cost below DKK 13.200 are recognised as costs in the profit and loss account in the year of acquisition.

Accounting policies used

Profit or loss deriving from the sales of tangible fixed assets is measured as the difference between the sales price reduced by the selling costs and the book value at the time of the sale. Profit or losses are recognised in the profit and loss account as other operating income or other operating expenses.

Debtors

Debtors are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, writedown takes place at the net realisable value.

Accrued income and deferred expenses

Accrued income and deferred expenses recognised under assets comprise incurred costs concerning the next financial year.

Equity

Revaluation reserves

Revaluations of land and buildings with deduction of deferred tax are recognised under revaluation reserves. The reserves are reduced when the value of revalued buildings is reduced due to depreciation. The reduction represents the difference between depreciation based on the revalued book value of the buildings and depreciation based on the original cost of the buildings. The reserves are dissolved partly or totally in case of sale of land and buildings and reduced in case of writedown of land and property.

Corporate tax and deferred tax

Current tax receivable and tax liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivable and tax liabilities are set off to the extent that legal right of set-off exists and if the items are expected to be settled net or simultaneously.

According to the rules of joint taxation, Ib Schønbergs Allé ApS is unlimited, jointly and severally liable towards the Danish tax authorities for the total corporation tax, including withholding tax on interest, royalties and dividends, arising within the jointly taxed group of companies.

Deferred tax is measured on the basis of all temporary differences in assets and liabilities with a balance sheet focus.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation on the balance sheet date and prevailing when the deferred tax is expected to be released as current tax.

Liabilities

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

Profit and loss account 1 January - 31 December

All amounts in DKK.

| <u>Note</u> | <u>2017</u> | <u>2016</u> |
|--|----------------|-----------------|
| Gross loss | -15.722 | -20.851 |
| Depreciation and writedown relating to tangible fixed assets | 86.593 | -86.593 |
| Results before tax | 70.871 | -107.444 |
| 1 Tax on ordinary results | -16.261 | 4.587 |
| Results from ordinary activities after tax | 54.610 | -102.857 |
| Results for the year | 54.610 | -102.857 |
| Proposed distribution of the results: | | |
| Allocated to results brought forward | 54.610 | 0 |
| Allocated from results brought forward | 0 | -102.857 |
| Distribution in total | 54.610 | -102.857 |

Balance sheet 31 December

All amounts in DKK.

| Assets | | 2017 | 2016 |
|-----------------------|--------------------------------------|---------------------------|--------------------------|
| <u>Note</u> | | <u>2017</u> | <u>2016</u> |
| Fixed assets | | | |
| 2 | Land and property | 115.577.232 | 39.914.000 |
| | Tangible fixed assets in total | <u>115.577.232</u> | <u>39.914.000</u> |
| | Fixed assets in total | <u>115.577.232</u> | <u>39.914.000</u> |
| Current assets | | | |
| | Other debtors | 458.708 | 0 |
| | Accrued income and deferred expenses | <u>113.636</u> | <u>0</u> |
| | Debtors in total | <u>572.344</u> | <u>0</u> |
| | Current assets in total | <u>572.344</u> | <u>0</u> |
| | Assets in total | <u>116.149.576</u> | <u>39.914.000</u> |

Balance sheet 31 December

All amounts in DKK.

| Equity and liabilities | | | |
|-------------------------------|--|--------------------|-------------------|
| <u>Note</u> | | <u>2017</u> | <u>2016</u> |
| Equity | | | |
| 3 | Contributed capital | 80.000 | 80.000 |
| 4 | Revaluation reserve | 13.604.151 | 13.517.558 |
| 5 | Results brought forward | 17.469.700 | 17.501.683 |
| | Equity in total | 31.153.851 | 31.099.241 |
| Provisions | | | |
| 6 | Provisions for deferred tax | 6.884.845 | 6.889.543 |
| | Provisions in total | 6.884.845 | 6.889.543 |
| Liabilities | | | |
| | Debt to group enterprises | 5.075.880 | 1.905.215 |
| | Other debts | 73.035.000 | 20.001 |
| | Short-term liabilities in total | 78.110.880 | 1.925.216 |
| | Liabilities in total | 78.110.880 | 1.925.216 |
| | Equity and liabilities in total | 116.149.576 | 39.914.000 |

7 Contingencies

Notes

All amounts in DKK.

| | <u>2017</u> | <u>2016</u> |
|---|---------------------------|--------------------------|
| 1. Tax on ordinary results | | |
| Tax of the results for the year, parent company | -14 | 0 |
| Adjustment for the year of deferred tax | -4.698 | -4.587 |
| Adjustment of tax for previous years | 20.973 | 0 |
| | <u>16.261</u> | <u>-4.587</u> |
| | <u>31/12 2017</u> | <u>31/12 2016</u> |
| 2. Land and property | | |
| Cost 1 January 2017 | 22.583.798 | 20.679.433 |
| Additions during the year | 75.576.639 | 1.904.365 |
| Cost 31 December 2017 | <u>98.160.437</u> | <u>22.583.798</u> |
| Revaluation 1 January 2017 | 17.416.795 | 0 |
| Revaluations for the year | 0 | 17.416.795 |
| Revaluation 31 December 2017 | <u>17.416.795</u> | <u>17.416.795</u> |
| Depreciation and writedown 1 January 2017 | -86.593 | 0 |
| Depreciation for the year | 86.593 | -86.593 |
| Depreciation and writedown 31 December 2017 | <u>0</u> | <u>-86.593</u> |
| Book value 31 December 2017 | <u>115.577.232</u> | <u>39.914.000</u> |
| 3. Contributed capital | | |
| Contributed capital 1 January 2017 | 80.000 | 80.000 |
| | <u>80.000</u> | <u>80.000</u> |
| 4. Revaluation reserve | | |
| Revaluation reserve 1 January 2017 | 13.517.558 | 0 |
| Revaluations for the year | 0 | 17.416.794 |
| Deferred tax reserve for revaluation, opening balance | 86.593 | -86.593 |
| Changes in deferred tax, revaluation | 0 | -3.812.643 |
| | <u>13.604.151</u> | <u>13.517.558</u> |

Notes

All amounts in DKK.

| | <u>31/12 2017</u> | <u>31/12 2016</u> |
|---|--------------------------|--------------------------|
| 5. Results brought forward | | |
| Results brought forward 1 January 2017 | 17.501.683 | 0 |
| Profit or loss for the year brought forward | 54.610 | -102.857 |
| Transferred from share premium account | 0 | 17.517.947 |
| Depreciation on revaluation of land and property | -86.593 | 86.593 |
| | <u>17.469.700</u> | <u>17.501.683</u> |
| 6. Provisions for deferred tax | | |
| Provisions for deferred tax 1 January 2017 | 6.889.543 | 3.081.486 |
| Deferred tax of the results for the year | -4.698 | -4.587 |
| Deferred tax registered directly on equity | 0 | 3.812.644 |
| | <u>6.884.845</u> | <u>6.889.543</u> |
| The following items are subject to deferred tax: | | |
| Tangible fixed assets | 6.913.180 | 6.894.130 |
| Losses brought forward from previous years | -28.335 | -4.587 |
| | <u>6.884.845</u> | <u>6.889.543</u> |
| 7. Contingencies | | |
| Contingent liabilities | | |
| The Company is established at the demerger of De Forenede Ejendomsselskaber A/S, company reg. no. 14 33 52 42 on 1 February 2016. The devision liability may not exceed DKK 17.597.947. | | |