
Living Space ApS

Gammel Hareskovvej 330, DK-3500 Værløse

Annual Report for 1 January - 31 December 2017

CVR No 37 60 04 90

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
25/5 2018

Torben Nordal Clausen
Chairman



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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of Living Space ApS for the financial year 1 January - 31 December 2017.

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

In our opinion the Financial Statements give a true and fair view of the financial position at 31 December 2017 of the Company and of the results of the Company operations for 2017.

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

Værløse, 7 May 2018

Executive Board

Helle Nordal Clausen
CEO

Board of Directors

Torben Nordal Clausen
Chairman

Claus Levin Ulrich

Jeppe Højgaard

Independent Auditor's Report

To the Shareholder of Living Space ApS

Opinion

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

We have audited the Financial Statements of Living Space ApS for the financial year 1 January - 31 December 2017, which comprise income statement, balance sheet and notes, including a summary of significant accounting policies ("the Financial Statements").

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 Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Financial Statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the Financial Statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financials Statements Act.

Based on the work we have performed, in our view, Management's Review is in accordance with the Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement in Management's Review.

Management's responsibilities for the Financial Statements

Management is responsible for the preparation of 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 financial statements that are free from material misstate-

Independent Auditor's Report

ment, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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 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 Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the Financial Statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events

Independent Auditor's Report

in a manner that gives a true and fair view.

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

Trekantområdet, 7 May 2018

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Steffen Kjær Rasmussen

state authorized public accountant

mne9867

Company Information

The Company

Living Space ApS
Gammel Hareskovvej 330
DK-3500 Værløse

CVR No: 37 60 04 90
Financial period: 1 January - 31 December
Municipality of reg. office: Værløse

Board of Directors

Torben Nordal Clausen, Chairman
Claus Levin Ulrich
Jeppe Højgaard

Executive Board

Helle Nordal Clausen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Herredsvej 32
DK-7100 Vejle

Management's Review

Financial Statements of Living Space ApS for 2017 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The Annual Report has been prepared under the same accounting policies as last year.

Key activities

Rent of property.

Development in the year

The income statement of the Company for 2017 shows a profit of EUR 2,485, and at 31 December 2017 the balance sheet of the Company shows equity of EUR 1,260,866.

Unusual events

The financial position at 31 December 2017 of the Company and the results of the activities of the Company for the financial year for 2017 have not been affected by any unusual events.

Subsequent events

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

Income Statement 1 January - 31 December

	Note	2017 1/1 - 31/12 EUR	2016 8/4 - 31/12 EUR
Gross profit/loss		52.940	-4.711
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment	1	-43.233	-36.813
Profit/loss before financial income and expenses		9.707	-41.524
Other financial income		455	60
Other financial expenses		-1.239	-155
Profit/loss before tax		8.923	-41.619
Tax on profit/loss for the year	2	-6.438	0
Net profit/loss for the year		2.485	-41.619

Distribution of profit

Proposed distribution of profit

Retained earnings	2.485	-41.619
	2.485	-41.619

Balance Sheet 31 December

Assets

	<u>Note</u>	<u>2017</u> EUR	<u>2016</u> EUR
Land and buildings		1.347.921	1.268.922
Other fixtures and fittings, tools and equipment		<u>6.421</u>	<u>19.219</u>
Property, plant and equipment	3	<u>1.354.342</u>	<u>1.288.141</u>
Fixed assets		<u>1.354.342</u>	<u>1.288.141</u>
Trade receivables		376	10.145
Other receivables		<u>0</u>	<u>2.003</u>
Receivables		<u>376</u>	<u>12.148</u>
Cash at bank and in hand		<u>6.823</u>	<u>8.342</u>
Currents assets		<u>7.199</u>	<u>20.490</u>
Assets		<u>1.361.541</u>	<u>1.308.631</u>

Balance Sheet 31 December

Liabilities and equity

	Note	2017 EUR	2016 EUR
Share capital		100.000	100.000
Retained earnings		1.160.866	1.158.381
Equity	4	1.260.866	1.258.381
Trade payables		81.012	1.775
Other payables		16.663	38.352
Deferred income		3.000	10.123
Short-term debt		100.675	50.250
Debt		100.675	50.250
Liabilities and equity		1.361.541	1.308.631
Contingent assets, liabilities and other financial obligations	5		
Accounting Policies	6		

Notes to the Financial Statements

	2017 1/1 - 31/12 EUR	2016 8/4 - 31/12 EUR
1 Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		
Depreciation of property, plant and equipment	43.233	36.813
	43.233	36.813
2 Tax on profit/loss for the year		
Current tax for the year	1.828	0
Adjustment of tax concerning previous years	4.610	0
	6.438	0
3 Property, plant and equipment		
	Land and buildings EUR	Other fixtures and fittings, tools and equipment EUR
Cost at 1 January	1.299.357	25.597
Additions for the year	109.435	0
Cost at 31 December	1.408.792	25.597
Impairment losses and depreciation at 1 January	30.435	6.378
Depreciation for the year	30.436	12.798
Impairment losses and depreciation at 31 December	60.871	19.176
Carrying amount at 31 December	1.347.921	6.421

Notes to the Financial Statements

4 Equity

	<u>Share capital</u> EUR	<u>Retained earnings</u> EUR	<u>Total</u> EUR
Equity at 1 January	100.000	1.158.381	1.258.381
Net profit/loss for the year	0	2.485	2.485
Equity at 31 December	100.000	1.160.866	1.260.866

5 Contingent assets, liabilities and other financial obligations

There are no security and contingent liabilities at 31 December 2017.

Notes to the Financial Statements

6 Accounting Policies

The Annual Report of Living Space ApS for 2017 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2017 are presented in EUR.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. 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 flow 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 will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Notes to the Financial Statements

6 Accounting Policies (continued)

Income Statement

Revenue

Rental income is recognised on a straight line-basis over the term of the lease.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Expenses concerning investment properties

Expenses concerning investment properties primarily include operating expenses for the year.

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, revenue has not been disclosed in the Annual Report.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

Notes to the Financial Statements

6 Accounting Policies (continued)

Balance Sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

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

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Buildings	40 years
Other fixtures and fittings, tools and equipment	2 years

Depreciation period and residual value are reassessed annually.

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are recognised in the balance sheet at amortised cost, which substantially corresponds to nominal value. Provisions for estimated bad debts are made.

Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.

Deferred income

Deferred income comprises payments received in respect of income in subsequent years.