

Strandlodsvej 61 ApS

c/o PATRIZIA Denmark A/S  
Adelgade 15, 2.  
1304 København K

CVR no. 37 62 35 20

**Annual report for the period 19 April – 31 December 2016**

The annual report was presented and approved at the  
Company's annual general meeting on

20

Rikke Lykke  
chairman

**Strandlodsvej 61 ApS**  
Annual report 2016  
CVR no. 37 62 35 20

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## Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of Strandlodsvej 61 ApS for the financial period 19 April – 31 December 2016.


It is our opinion that the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2016 and of the results of the Company's operations for the financial period 19 April – 31 December 2016 in accordance with the Danish Financial Statements Act.

In our opinion, the Management's review gives a fair review of the development in the Company's operations and financial matters, of the results for the period and of the Company's financial position.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 27 January 2017

Executive Board:



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Rikke Lykke

Board of Directors:



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Christian Stefan Berg



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Rikke Lykke



## **Independent auditor's report**

### **To the shareholders of Strandlodsvej 61 ApS**

#### **Opinion**

We have audited the financial statements of Strandlodsvej 61 ApS for the financial period 19 April – 31 December 2016 comprising income statement, balance sheet and notes. The financial statements have been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2016, and of the results of the Company's operations for the financial period 19 April – 31 December 2016 in accordance with the Danish Financial Statements Act.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the 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.

#### **Management's responsibility for the financial statements**

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the rules of Danish Financial Statements Act and for such internal control that Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, 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 as to 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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 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.

### **Statement on the Management's review**

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 27 January 2017

**KPMG**

Statsautoriseret Revisionspartnerselskab  
CVR no. 25 57 81 98



Michael Tuborg  
State Authorised  
Public Accountant

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## **Management's review**

### **Company details**

Strandlodsvej 61 ApS  
c/o PATRIZIA Denmark A/S, Adelgade 15, 2.  
1304 København K

CVR no.: 37 62 35 20  
Established: 19 April 2016  
Registered office: København  
Financial period: 19 April – 31 December

### **Board of Directors**

Christian Stefan Berg,  
Rikke Lykke

### **Executive Board**

Rikke Lykke

### **Auditors**

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
2100 København Ø

## **Management's review**

### **Operating review**

#### **Principal activities of the Company**

The objects of the company are to serve as acquisition company for an alternative investment fond, including acquiring and possessing shares in subsidiary companies which buy, develop, hold and sale real estate as well as issue corporate bonds and any business related hereto.

#### **Development in activities and financial position**

In the financial year 2016, the Company has entered into a purchase agreement to acquire the shares in Ejendomsselskabet af 19.12.2014 P/S and Ejendomsselskabet af 19.12.2014 Komplementar ApS.

The Company has purchased the shares upon completion of the development project from the sellers when the sellers have concluded the construction hereof.

#### **Significant events after the end of the financial year**

There have been no significant events after the end of the financial year.



## Financial statements 19 April – 31 December

### Income statement

	19 Apr – 31 Dec 2016
DKK	
Other external costs	<u>-28,750</u>
<b>Gross profit/loss</b>	<b>-28,750</b>
<b>Operating profit/loss</b>	<b>-28,750</b>
Financial expenses	<u>-147,629</u>
<b>Loss before tax</b>	<b>-176,379</b>
Tax on profit/loss for the year	<u>0</u>
<b>Loss for the year</b>	<b><u>-176,379</u></b>

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## Financial statements 19 April – 31 December

### Balance sheet

DKK	Note	19 Apr – 31 Dec 2016
<b>ASSETS</b>		
<b>Non-current assets</b>		
Investments		
Other receivables		<u>1,662,814</u>
<b>Total non-current assets</b>		<u>1,662,814</u>
<b>Current assets</b>		<u>1,662,814</u>
Cash at bank and in hand		8,712,630
<b>Total current assets</b>		<u>8,712,630</u>
<b>TOTAL ASSETS</b>		<u><u>10,375,444</u></u>

## Financial statements 19 April – 31 December

### Balance sheet

DKK	Note	19 Apr – 31 Dec 2016
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	2	50,001
Share premium		10,409,119
Retained earnings		<u>-176,379</u>
<b>Total equity</b>		<u>10,282,741</u>
<b>Liabilities other than provisions</b>		
<b>Current liabilities other than provisions</b>		
Other payables		<u>92,703</u>
<b>Total liabilities other than provisions</b>		<u>92,703</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>10,375,444</u>
Contractual obligations and contingencies, etc.	3	
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## Financial statements 19 April – 31 December

### Notes

#### 1 Accounting policies

The annual report of Strandlodsvej 61 ApS for 2016 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act.

No comparative figures have been included as 2016 is the first financial year.

#### Other external costs

Other external costs comprise cost related to administration.

#### Financial income and expenses

Financial income and expenses comprise interest income and expense.

#### Investments

Other receivables comprise acquisition costs related to the acquisition of shares in Ejendomsselskabet af 19.12.2014 P/S and Ejendomsselskabet af 19.12.2014 Komplementar ApS. Reference is made to note 3 "Contractual obligations".

Other receivables are measured at cost. In case of indication of impairment, an impairment test is conducted. When the cost exceeds the recoverable amount, write-down is made to this lower value.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash.

#### Equity

##### Dividend

Proposed dividends are recognised as a liability at the date on which they are adopted at the annual general meeting (declaration date). The expected dividend payment for the year is disclosed as a separate item under equity.

##### Liabilities other than provisions

Other liabilities are measured at net realisable value.

## 2 Equity

DKK	Share capital	Share premium	Retained earnings	Total
Equity at 19 April 2016	50,000	0	0	50,000
Capital increase	1	10,409,119	0	10,409,120
Profit/loss for the year	0	0	-176,379	-176,379
Equity at 31 December 2016	50,001	10,409,119	-176,379	10,282,741

The changes in the share capital for the past 5 years can be specified as follows:

Capital increase by incorporation	2016
Capital increase, June 2016	50,000
	1
	50,001

The share capital consists of 50,001 shares of a nominal value of DKK 1 each.

All shares rank equally.

## 3 Contractual obligations, contingencies, etc .

### Contractual obligations

The Company has entered into a purchase agreement in 2016 to acquire the shares in Ejendomsselskabet af 19.12.2014 P/S and Ejendomsselskabet af 19.12.2014 Komplementar ApS. The partnership company is the registered owner of title no. 4286 Sundbyøster, København situated at Strandlodsvej 61, 2300 Copenhagen S. The partnership company has entered into a turnkey contract obligating the turnkey contractor to perform the construction of 68 owners' occupied flats for residential use and a commercial flat as well as the common development of the property in general to be delivered to the partnership company as a turnkey project. The Company has purchased the shares upon completion of the development project from the sellers when the sellers have concluded the construction hereof, expectedly by December 2017.

### Contingent liabilities

There are no contingent liabilities at the balance sheet date.

## 4 Related party disclosures

### Ownership

The following shareholders are registered in the Company's register of shareholders as holding a minimum of 5% of the votes or a minimum of 5% of the share capital:

Barmenia Immobilienfonds II Zwischenholding S.à.r.l.  
2-4 rue Beck,  
1222 Luxembourg