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Name	Method	Date
Morten Sennecker Schultz	NEMID	2020-05-11 15:21 GMT+2
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CMNRE Duck HoldCo ApS

c/o Keystone Investment Management A/S
Havnegade 39, 1058 København K

CVR no. 37 76 50 31

Annual report 2019

Approved at the Company's annual general meeting on 24 April 2020

Chairman:

.....
Maja Hesselberg



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Ernst & Young P/S - Dirch Passers Allé 36 - P.O. Box 250, 2000 Frederiksberg, Denmark - CVR no. 30 70 02 28
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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of CMNRE Duck HoldCo ApS for the financial year 1 January - 31 December 2019.

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 of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January - 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Copenhagen, 24 April 2020
Executive Board:

Morten Sennecker Schultz
CEO

Board of Directors:

Torsten Bjerregaard
Chairman

Juha Matti Salokoski

Mika Markus Matikainen

Morten Sennecker Schultz



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Independent auditor's report

To the shareholders of CMNRE Duck HoldCo ApS

Opinion

We have audited the financial statements of CMNRE Duck HoldCo ApS for the financial year 1 January - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are 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 of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January - 31 December 2019 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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 rules and requirements.

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 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 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 the 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.



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Independent auditor's report

- 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 note 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, 24 April 2020
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28

Henrik Reedtz
State Authorised Public Accountant
mne24830

Kaare K. Lendorf
State Authorised Public Accountant
mne33819



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Management's review

Company details

Name
Address, Postal code, City

CMNRE Duck HoldCo ApS
c/o Keystone Investment Management A/S
Havnegade 39, 1058 København K

CVR no.
Established
Registered office
Financial year

37 76 50 31
27 May 2016
Copenhagen
1 January - 31 December

Board of Directors

Torsten Bjerregaard, Chairman
Juha Matti Salokoski
Mika Markus Matikainen
Morten Sennecker Schultz

Executive Board

Morten Sennecker Schultz, CEO

Auditors

Ernst & Young Godkendt Revisionspartnerselskab
Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg,
Denmark



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Management's review

Business review

The purpose of the Company is to invest in subsidiaries, which acquire and run real estate properties.

Unusual matters having affected the financial statements

The financial position at 31 December 2019 of the Company and the results of the activities of the Company for the financial year for 2019 have not been affected by any unusual events.

Financial review

The income statement for 2019 shows a profit of DKK 15,079,395 against a profit of DKK 14,128,694 last year, and the balance sheet at 31 December 2019 shows equity of DKK 191,681,592.

Events after the balance sheet date

In the beginning of 2020 the coronavirus outbreak (COVID-19) has had significant impact on the world economic. The COVID-19 outbreak can potentially impact future cash-flows and property valuations for the real estate companies, which the company owns. The real estate company's realised the operations as planned in Q1 2020.

The lessee in the real estate company's investment property could also be impacted of the COVID-19 outbreak. However, it is expected that the lessee will continue to pay rent in accordance with the lease agreements.

No other events have occurred after the balance sheet date that materially affect the company's financial position.



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Financial statements 1 January - 31 December

Income statement

Note	DKK	2019	2018
	Gross loss	-26,749	-35,211
2	Financial income	34,870,221	34,870,220
3	Financial expenses	-15,510,915	-16,721,299
	Profit before tax	19,332,557	18,113,710
4	Tax for the year	-4,253,162	-3,985,016
	Profit for the year	<u>15,079,395</u>	<u>14,128,694</u>
Recommended appropriation of profit			
	Retained earnings	<u>15,079,395</u>	<u>14,128,694</u>
		<u>15,079,395</u>	<u>14,128,694</u>



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Financial statements 1 January - 31 December

Balance sheet

Note	DKK	2019	2018
	ASSETS		
	Fixed assets		
5	Investments		
	Investments in subsidiaries	224,435,348	224,435,348
	Receivables from group enterprises	680,046,174	645,175,953
		<u>904,481,522</u>	<u>869,611,301</u>
	Total fixed assets	<u>904,481,522</u>	<u>869,611,301</u>
	Non-fixed assets		
	Receivables		
	Deferred tax assets	1,608,227	1,124,014
		<u>1,608,227</u>	<u>1,124,014</u>
	Cash	0	6,354,023
	Total non-fixed assets	<u>1,608,227</u>	<u>7,478,037</u>
	TOTAL ASSETS	<u>906,089,749</u>	<u>877,089,338</u>
	EQUITY AND LIABILITIES		
	Equity		
6	Share capital	53,000	53,000
	Retained earnings	191,628,592	176,549,197
	Total equity	<u>191,681,592</u>	<u>176,602,197</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Mortgage debt	615,748,846	613,610,759
	Payables to group entities	82,109,780	77,973,610
	Payables to associates	828,699	786,919
		<u>698,687,325</u>	<u>692,371,288</u>
	Current liabilities other than provisions		
	Mortgage debt	7,025,464	0
	Trade payables	27,625	29,875
	Payables to group enterprises	3,529,879	0
	Joint taxation contribution payable	1,920,381	5,200,903
	Other payables	3,217,483	2,885,075
		<u>15,720,832</u>	<u>8,115,853</u>
	Total liabilities other than provisions	<u>714,408,157</u>	<u>700,487,141</u>
	TOTAL EQUITY AND LIABILITIES	<u>906,089,749</u>	<u>877,089,338</u>

- 1 Accounting policies
- 8 Contractual obligations and contingencies, etc.
- 9 Collateral
- 10 Currency and interest rate risks
- 11 Related parties



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Financial statements 1 January - 31 December

Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2018	53,000	162,420,503	162,473,503
Transfer through appropriation of profit	0	14,128,694	14,128,694
Equity at 1 January 2019	53,000	176,549,197	176,602,197
Transfer through appropriation of profit	0	15,079,395	15,079,395
Equity at 31 December 2019	53,000	191,628,592	191,681,592



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Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of CMNRE Duck HoldCo ApS for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Basis of 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.

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.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in "Other receivables" and "Other payables", respectively.

Fair value adjustments of derivative financial instruments that do not qualify for hedge accounting are recognised in the income statement on a current basis.



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Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Income statement

Gross loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross loss in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses comprise of management, counselling and auditing, etc.

Profit from investments in subsidiaries

The item includes dividend received from subsidiaries in so far as the dividend does not exceed the accumulated earnings in the subsidiary in the period of ownership.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts that relate to the financial reporting period. The items comprise interest income and expenses, e.g. from group entities and associates, declared dividends from other securities and investments, financial expenses relating to finance leases, realised and unrealised capital gains and losses relating to other securities and investments, exchange gains and losses and amortisation of financial assets and liabilities.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Investments in subsidiaries

Investments in subsidiaries and associates are measured at cost. Dividends received that exceed the accumulated earnings in the subsidiary or the associate during the period of ownership are treated as a reduction in the cost of acquisition.



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Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.



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Financial statements 1 January - 31 December

Notes to the financial statements

	DKK	2019	2018		
2 Financial income					
Interest receivable, group entities		<u>34,870,221</u>	<u>34,870,220</u>		
		<u>34,870,221</u>	<u>34,870,220</u>		
3 Financial expenses					
Interest expenses, group entities		4,136,170	4,136,170		
Other financial expenses		<u>11,374,745</u>	<u>12,585,129</u>		
		<u>15,510,915</u>	<u>16,721,299</u>		
4 Tax for the year					
Current tax for the year		4,737,375	4,488,018		
Deferred tax adjustments in the year		<u>-484,213</u>	<u>-503,002</u>		
		<u>4,253,162</u>	<u>3,985,016</u>		
5 Investments					
	DKK	Investments in subsidiaries	Receivables from group enterprises	Total	
Cost at 1 January 2019		224,435,348	645,175,953	869,611,301	
Additions		0	<u>34,870,221</u>	<u>34,870,221</u>	
Cost at 31 December 2019		<u>224,435,348</u>	<u>680,046,174</u>	<u>904,481,522</u>	
Carrying amount at 31 December 2019		<u>224,435,348</u>	<u>680,046,174</u>	<u>904,481,522</u>	
	Name	Legal form	Domicile	Interest	Equity DKK
Subsidiaries					
Quimby Complex 101 Holding	ApS	Copenhagen	100.00%	20,470,625	
Quimby Complex 102 Holding	ApS	Copenhagen	100.00%	37,057,932	
Quimby Complex 103 Holding	ApS	Copenhagen	100.00%	28,548,689	
PIL Property Holding	ApS	Copenhagen	100.00%	127,317,163	
Nipsea Complex	ApS	Copenhagen	100.00%	13,574,204	
Strandvejen 201 Holding	A/S	Copenhagen	100.00%	88,836,017	
6 Share capital					
Analysis of the share capital:					
47,700 A shares of DKK 1.00 nominal value each			47,700	47,700	
5,300 B shares of DKK 1.00 nominal value each			<u>5,300</u>	<u>5,300</u>	
			<u>53,000</u>	<u>53,000</u>	



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Financial statements 1 January - 31 December

Notes to the financial statements

7 Non-current liabilities other than provisions

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

DKK	Total debt at 31/12 2019	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	615,748,846	0	615,748,846	615,748,846
Payables to group entities	82,109,780	0	82,109,780	82,109,780
Payables to associates	828,699	0	828,699	828,699
	698,687,325	0	698,687,325	698,687,325

8 Contractual obligations and contingencies, etc.

Other contingent liabilities

The group companies are jointly and severally liable for tax on the jointly taxed income of the Group. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

9 Collateral

Land and buildings in subsidiaries at a carrying amount of DKK 1,091,100,000 at 31 December 2019 have been put up as security for debt to mortgage credit institutes, totalling DKK 615,748,846.

10 Currency and interest rate risks

Interest rate risks

Interest rate swaps have been entered into to hedge future interest payments on floating-rate loan. The swaps have a term of 55 - 61 months. Under the contracts, an interest rate of CIBOR 6 months is exchanged for a fixed rate of interest of 0.195% - 0.435% on a loan with a principal amount of 448,665,000. The interest swaps have been entered into for the total term to maturity of the loan, which is 1 year. The fair value of interest rate swaps at the balance sheet date amounts to - 3,217,483, which has been recognised in other receivables/other payables.

11 Related parties

Information about consolidated financial statements

Parent	Domicile	Requisitioning of the parent company's consolidated financial statements
CapMan Nordic Real Estate FCP-SIF	Luxembourug	1, Rue Hildegard von Bingen, L-1282 Luxembourg



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