

Ejendomsselskabet PADK-1 ApS

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

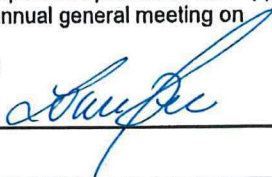
CVR no. 37 78 31 96

Annual report 2017

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

30 May 2018

Louise Hertz
chairman



Ejendomsselskabet PADK-1 ApS
Annual report 2017
CVR no. 37 78 31 96

Contents

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Company details	5
Operating review	6
Financial statements 1 January – 31 December	7
Income statement	7
Balance sheet	8
Statement of changes in equity	10
Notes	11

Ejendomsselskabet PADK-1 ApS
Annual report 2017
CVR no. 37 78 31 96

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 Ejendomsselskabet PADK-1 ApS for the financial year 1 January – 31 December 2017.

The annual report has 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 2017 and of the results of the Company's operations for the financial year 1 January – 31 December 2017.

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

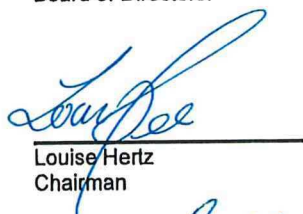
We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 30 May 2018
Executive Board:



Rikke Lykke

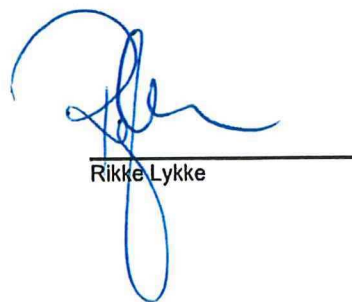
Board of Directors:



Louise Hertz
Chairman



Peret Bergmann



Rikke Lykke



Kester Nehls



Independent auditor's report

To the shareholders of Ejendomsselskabet PADK-1 ApS

Opinion

We have audited the financial statements of Ejendomsselskabet PADK-1 ApS for the financial year 1 January – 31 December 2017 comprising 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 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 – 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 (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 rules and 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 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.



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 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, 30 May 2018

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Michael Tuborg
State Authorised
Public Accountant
MNE no. 24621

Ejendomsselskabet PADK-1 ApS
Annual report 2017
CVR no. 37 78 31 96

Management's review

Company details

Ejendomsselskabet PADK-1 ApS
c/o PATRIZIA Denmark, Adelgade 15, 2.
1304 København K

CVR no.:	37 78 31 96
Established:	8 June 2016
Registered office:	Copenhagen
Financial year:	1 January – 31 December

Board of Directors

Louise Hertz, Chairman
Peret Bergmann
Rikke Lykke
Kester Nehls

Executive Board

Rikke Lykke

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 Copenhagen

Ejendomsselskabet PADK-1 ApS
Annual report 2017
CVR no. 37 78 31 96

Management's review

Operating review

Principal activities

The objects of the company are to serve as acquisition company for an alternative investment fund, exclusively to acquire and possess shares in subsidiaries.

Development in activities and financial position

The Company's income statement for the year shows a loss of DKK 12,437 thousand. The balance sheet shows an equity of DKK 104,771 thousand.

In the financial year 2017, the Company purchased the shares in Teglbroyen P/S and Komplementarselskabet Teglbroyen ApS.

Significant events after the end of the financial year

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

Financial statements 1 January – 31 December

Income statement

DKK'000	Note	1 Jan – 31 Dec 2017	8 Jun – 31 Dec 2016
Gross loss		<u>-648</u>	<u>-29</u>
Operating loss		<u>-648</u>	<u>-29</u>
Financial income		0	236
Financial expenses	2	<u>-6,362</u>	<u>-3</u>
Profit/loss before tax		<u>-7,010</u>	<u>204</u>
Tax on profit/loss for the year		<u>-5,427</u>	<u>-45</u>
Profit/loss for the year		<u><u>-12,437</u></u>	<u><u>159</u></u>
Proposed profit appropriation/distribution of loss			
Retained earnings		<u>-12,437</u>	<u>159</u>
		<u><u>-12,437</u></u>	<u><u>159</u></u>

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	2017	2016
ASSETS			
Fixed assets			
Investments			
Equity investments in group entities	3	320,438	0
Receivables		0	4,404
Deposits		0	50,000
		<u>320,438</u>	<u>54,404</u>
Total fixed assets		<u>320,438</u>	<u>54,404</u>
Current assets			
Receivables			
Receivables from group entities		865	0
Other receivables		237	236
		<u>1,102</u>	<u>236</u>
Cash at bank and in hand		<u>7,622</u>	<u>5,226</u>
Total current assets		<u>8,724</u>	<u>5,462</u>
TOTAL ASSETS		<u><u>329,162</u></u>	<u><u>59,866</u></u>

Financial statements 1 January – 31 December

Balance sheet

DKK'000	Note	2017	2016
EQUITY AND LIABILITIES			
Equity			
Contributed capital		51	50
Share premium		116,998	0
Retained earnings		<u>-12,278</u>	<u>160</u>
Total equity		<u>104,771</u>	<u>210</u>
Provisions			
Provisions for deferred tax	4	<u>5,427</u>	<u>0</u>
Total provisions		<u>5,427</u>	<u>0</u>
Liabilities other than provisions			
Non-current liabilities other than provisions			
Payables to shareholder	5	<u>211,309</u>	<u>57,430</u>
		<u>211,309</u>	<u>57,430</u>
Current liabilities other than provisions			
Payables to shareholders		6,285	0
Other payables		<u>1,370</u>	<u>2,226</u>
		<u>7,655</u>	<u>2,226</u>
Total liabilities other than provisions		<u>218,964</u>	<u>59,656</u>
TOTAL EQUITY AND LIABILITIES		<u>329,162</u>	<u>59,866</u>
Contractual obligations, contingencies, etc.			
	6		

Financial statements 1 January – 31 December

Statement of changes in equity

	<u>Contributed capital</u>	<u>Share premium</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2017	50	0	159	209
Cash capital increase	1	116,998	0	116,999
Transferred over the distribution of loss	<u>0</u>	<u>0</u>	<u>-12,437</u>	<u>-12,437</u>
Equity at 31 December 2017	<u><u>51</u></u>	<u><u>116,998</u></u>	<u><u>-12,278</u></u>	<u><u>104,771</u></u>

Financial statements 1 January – 31 December

Notes

1 Accounting policies

The annual report of Ejendomsselskabet PADK-1 ApS for 2017 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with option of specific provisions for reporting class C.

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

Income statement

Gross Profit

Pursuant to Section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit. The Company's gross loss consists of other external costs.

Other External Costs

Other external costs comprise administration costs.

Financial income and expenses

Financial income and expenses comprise interest income and expense.

Tax on profit/loss for the year

Tax for the year comprises current corporation tax for the year. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

Balance sheet

Equity investments in group entities

Equity investments in group entities 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.

Other receivables

Other receivables comprise acquisition costs related to the acquisition of shares in Teglbroen P/S and Komplementarselskabet Teglbroen ApS.

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 the lower value.

Financial statements 1 January – 31 December

Notes

1 Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents comprise cash.

Equity

Dividends

The expected dividends payment for the year is disclosed as a separate item under equity.

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively.

Non-current liabilities other than provisions

Other liabilities are measured at amortised cost which normally equals to net realisable value.

2 Financial expenses

DKK'000	1 Jan – 31 Dec 2017	8 Jun – 31 Dec 2016
Interest expense to group entities	6,285	0
Other financial costs	77	3
	<u>6,362</u>	<u>3</u>

3 Investments

DKK'000	1 Jan – 31 Dec 2017
Additions for the year	320,438
Cost at 31 December 2017	320,438
Carrying amount at 31 December 2017	<u>320,438</u>

4 Deferred tax liability

Deferred tax liability relates to loss carried forward and timing differences from the subsidiary, Teglbroen P/S.

Financial statements 1 January – 31 December

Notes

5 Non-current liabilities other than provisions

DKK'000	Total debt at 31/12 2017	Outstanding debt after five years
Mortgage loan	211,309	211,309
	<u>211,309</u>	<u>211,309</u>

6 Contractual obligations and contingencies, etc.

There are no contingent liabilities at the balance sheet date. The Company is subject to Danish scheme of joint taxation and unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.