

## **KEEP II GKL 4 ApS**

c/o Keystone Investment  
Management A/S Havnegade 39  
1058 Copenhagen K  
Central Business Registration No  
37836842

## **Annual report 2017**

The Annual General Meeting adopted the annual report on 11.06.2018

### **Chairman of the General Meeting**

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Name: Maja Hesselberg

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## Entity details

### Entity

KEEP II GKL 4 ApS

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

Central Business Registration No: 37836842

Registered in: Copenhagen

Financial year: 01.01.2017 - 31.12.2017

### Executive Board

Hugo Marcus Vernon Black

Morten Sennecker Schultz

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

Postboks 1600

0900 København C

## Statement by Management on the annual report

The Executive Board have today considered and approved the annual report of KEEP II GKL 4 ApS for the financial year 01.01.2017 - 31.12.2017.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2017 and of the results of its operations for the financial year 01.01.2017 - 31.12.2017.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 11.06.2018

### Executive Board

Hugo Marcus Vernon Black

Morten Sennecker Schultz

## Independent auditor's reports

### To the shareholders of KEEP II GKL 4 ApS

#### Report on extended review of the financial statements

We have performed an extended review of the financial statements of KEEP II GKL 4 ApS for the financial year 01.01.2017 - 31.12.2017. The financial statements, which comprise the income statement, balance sheet, statement of changes in equity, notes and accounting policies, are prepared in accordance with the Danish Financial Statements Act.

#### 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 as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

#### Auditor's responsibility

Our responsibility is to express an opinion on the financial statements. We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors.

This requires that we comply with the Danish Public Accountants Act and FSR – Danish Auditors' Code of Conduct and plan and perform procedures to obtain limited assurance about our opinion on the financial statements and that we perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our opinion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical procedures and specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### Conclusion

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2017 and of the results of its operations for the financial year 01.01.2017 - 31.12.2017 in accordance with the Danish Financial Statements Act.

#### Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

## Independent auditor's reports

In connection with our extended review of the financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary 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 of the management commentary.

Copenhagen, 11.06.2018

### **Deloitte**

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556

Lars Andersen

State Authorised Public Accountant

Identification number (MNE) mne27762

## Management commentary

### Primary activities

The Company's purpose is to operate as holding company by owning investments in enterprises that acquire, sell and manage real estate both directly and through a company.

### Development in activities and finances

The company realised a loss of 287 thousand which is as expected by the management.

Management expects a positive result for 2018.

### Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

## Income statement for 2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK</u>
Other external expenses		(34.611)	(18.000)
<b>Operating profit/loss</b>		<b>(34.611)</b>	<b>(18.000)</b>
Other financial expenses	1	(333.173)	(395.773)
<b>Profit/loss before tax</b>		<b>(367.784)</b>	<b>(413.773)</b>
Tax on profit/loss for the year	2	76.899	95.043
<b>Profit/loss for the year</b>		<b>(290.885)</b>	<b>(318.730)</b>
<b>Proposed distribution of profit/loss</b>			
Retained earnings		(290.885)	(318.730)
		<b>(290.885)</b>	<b>(318.730)</b>



## Balance sheet at 31.12.2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK</u>
Investments in group enterprises		1.654.415	1.644.107
Deferred tax		91.030	95.043
<b>Fixed asset investments</b>	<b>3</b>	<b><u>1.745.445</u></b>	<b><u>1.739.150</u></b>
<b>Fixed assets</b>		<b><u>1.745.445</u></b>	<b><u>1.739.150</u></b>
Other receivables	4	511.916	826.412
Joint taxation contribution receivable		80.912	0
<b>Receivables</b>		<b><u>592.828</u></b>	<b><u>826.412</u></b>
<b>Cash</b>		<b><u>157.985</u></b>	<b><u>166.327</u></b>
<b>Current assets</b>		<b><u>750.813</u></b>	<b><u>992.739</u></b>
<b>Assets</b>		<b><u>2.496.258</u></b>	<b><u>2.731.889</u></b>

## Balance sheet at 31.12.2017

	<u>Notes</u>	<u>2017 DKK</u>	<u>2016 DKK</u>
Contributed capital	5	50.020	50.020
Retained earnings		1.779.521	2.070.406
<b>Equity</b>		<b>1.829.541</b>	<b>2.120.426</b>
Trade payables		12.500	611.463
Payables to group enterprises		654.217	0
<b>Current liabilities other than provisions</b>		<b>666.717</b>	<b>611.463</b>
<b>Liabilities other than provisions</b>		<b>666.717</b>	<b>611.463</b>
<b>Equity and liabilities</b>		<b>2.496.258</b>	<b>2.731.889</b>
Contingent liabilities	6		

## Statement of changes in equity for 2017

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	50.020	2.070.406	2.120.426
Profit/loss for the year	0	(290.885)	(290.885)
<b>Equity end of year</b>	<b>50.020</b>	<b>1.779.521</b>	<b>1.829.541</b>

## Notes

	<b>2017</b>	<b>2016</b>
	<b>DKK</b>	<b>DKK</b>
<b>1. Other financial expenses</b>		
Financial expenses from group enterprises	15.957	0
Other financial expenses	<u>317.216</u>	<u>395.773</u>
	<b><u>333.173</u></b>	<b><u>395.773</u></b>
	<b>2017</b>	<b>2016</b>
	<b>DKK</b>	<b>DKK</b>
<b>2. Tax on profit/loss for the year</b>		
Change in deferred tax for the year	0	(95.043)
Adjustment concerning previous years	4.013	0
Refund in joint taxation arrangement	<u>(80.912)</u>	<u>0</u>
	<b><u>(76.899)</u></b>	<b><u>(95.043)</u></b>
	<b>Investments</b>	<b>Deferred tax</b>
	<b>in group</b>	<b>enterprises</b>
	<b>DKK</b>	<b>DKK</b>
<b>3. Fixed asset investments</b>		
Cost beginning of year	1.644.107	95.043
Additions	<u>10.308</u>	<u>0</u>
<b>Cost end of year</b>	<b><u>1.654.415</u></b>	<b><u>95.043</u></b>
Other adjustments	<u>0</u>	<u>(4.013)</u>
<b>Impairment losses end of year</b>	<b><u>0</u></b>	<b><u>(4.013)</u></b>
<b>Carrying amount end of year</b>	<b><u>1.654.415</u></b>	<b><u>91.030</u></b>

The additions above are prepayments related to acquisition of a subsidiary in 2019-2020.

#### 4. Other receivables

The Entity has entered into an interest rate cap transaction with a cap rate of 3% effective as of 29.12.2017. As of 29.12.2017 the notional amount is 98,808,254, and the fair value as of 31.12.2017 is 511,916 DKK in favour of the Entity. The termination date is 29.12.2023.

## Notes

	<u>Number</u>	<u>Par value DKK</u>	<u>Nominal value DKK</u>
<b>5. Contributed capital</b>			
A-share	45.018	1	45.018
B-share	5.002	1	5.002
	<u>50.020</u>		<u>50.020</u>

### 6. Contingent liabilities

The Entity participates in a Danish joint taxation arrangement in which KEEP II GKL 1 ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes ext. for the jointly taxed entities and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities.

## Accounting policies

### Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

### Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

### Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date are recognised in the income statement as financial income or financial expenses.

### Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Derivative financial instruments are recognised under other receivables or other payables.

For derivative financial instruments that do not comply with the requirements for being treated as hedging instruments, changes in fair value are recognised currently in the income statement as financial income or financial expenses.

### Income statement

#### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc.

## Accounting policies

### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

### Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

### Balance sheet

#### Investments in group enterprises

Investments in group enterprises are measured at cost and are written down to the lower of recoverable amount and carrying amount.

#### Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and tax-based value of assets and liabilities, for which the tax-based value of assets is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

#### Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

#### Income tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

#### Cash

Cash comprises cash in hand and bank deposits.

#### Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.