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# ***CCF Properties ApS***

Lautrupsgade 7, 3., c/o Solstra Capital Partners A/S,  
DK-2100 Copenhagen

## **Annual Report for 1 January - 31 December 2018**

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CVR No 38 12 73 73

The Annual Report was  
presented and adopted at  
the Annual General  
Meeting of the Company on  
31/05 2019

Mette Kapsch  
Chairman of the General  
Meeting



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## **Management's Statement**

The Executive Board has today considered and adopted the Annual Report of CCF Properties ApS for the financial year 1 January - 31 December 2018.

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

In my opinion the Financial Statements give a true and fair view of the financial position at 31 December 2018 of the Company and of the results of the Company operations for 2018.

In my opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

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

Copenhagen, 31 May 2019

### **Executive Board**

Johan Ewald Lorentzen  
CEO

# Independent Auditor's Report

To the Shareholders of CCF Properties ApS

## Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2018 and of the results of the Company's operations for the financial year 1 January - 31 December 2018 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of CCF Properties ApS for the financial year 1 January - 31 December 2018, 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 Financial 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.

## Independent Auditor's Report

- 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.

Hellerup, 31 May 2019

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Torben Jensen  
State Authorised Public Accountant  
mne18651

Claus Carlsson  
State Authorised Public Accountant  
mne29461

## Company Information

### **The Company**

CCF Properties ApS  
Lautrupsgade 7, 3.  
c/o Solstra Capital Partners A/S  
DK-2100 Copenhagen

CVR No: 38 12 73 73  
Financial period: 1 January - 31 December  
Municipality of reg. office: Copenhagen

### **Executive Board**

Johan Ewald Lorentzen

### **Auditors**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
DK-2900 Hellerup

## **Management's Review**

Financial Statements of CCF Properties ApS for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

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

### **Key activities**

The main activities is to acquire, own, rent and sale of properties, either by direct or by acquisition and sale of subsidiaries and other related business activities.

### **Development in the year**

The income statement of the Company for 2018 shows a profit of DKK 684,034, and at 31 December 2018 the balance sheet of the Company shows equity of DKK 2,440,633.

### **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	2018 DKK	2016/17 DKK
<b>Gross profit/loss</b>		<b>2,112,404</b>	<b>96,044</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		(378,525)	(210,104)
<b>Profit/loss before financial income and expenses</b>		<b>1,733,879</b>	<b>(114,060)</b>
Financial expenses	2	(613,653)	(505,381)
<b>Profit/loss before tax</b>		<b>1,120,226</b>	<b>(619,441)</b>
Tax on profit/loss for the year	3	(436,192)	326,040
<b>Net profit/loss for the year</b>		<b>684,034</b>	<b>(293,401)</b>

## Distribution of profit

### Proposed distribution of profit

Retained earnings		684,034	(293,401)
		<b>684,034</b>	<b>(293,401)</b>

# Balance Sheet 31 December

## Assets

	Note	2018 DKK	2017 DKK
Land and buildings		23,414,960	22,951,449
Other fixtures and fittings, tools and equipment		663,360	852,900
<b>Property, plant and equipment</b>	4	<b>24,078,320</b>	<b>23,804,349</b>
<b>Fixed assets</b>		<b>24,078,320</b>	<b>23,804,349</b>
Receivables from group enterprises		4,846,679	1,588,919
Other receivables		0	287,818
<b>Receivables</b>		<b>4,846,679</b>	<b>1,876,737</b>
<b>Cash at bank and in hand</b>		<b>65,819</b>	<b>0</b>
<b>Currents assets</b>		<b>4,912,498</b>	<b>1,876,737</b>
<b>Assets</b>		<b>28,990,818</b>	<b>25,681,086</b>

# Balance Sheet 31 December

## Liabilities and equity

	Note	2018 DKK	2017 DKK
Share capital		50,000	50,000
Retained earnings		2,390,633	(293,401)
<b>Equity</b>	<b>5</b>	<b>2,440,633</b>	<b>(243,401)</b>
Provision for deferred tax		320,632	0
<b>Provisions</b>		<b>320,632</b>	<b>0</b>
Mortgage loans		10,134,554	0
<b>Long-term debt</b>	<b>6</b>	<b>10,134,554</b>	<b>0</b>
Mortgage loans	6	586,940	0
Credit institutions		0	6,684,791
Trade payables		49,574	134,126
Payables to group enterprises		15,284,199	19,105,570
Other payables		174,286	0
<b>Short-term debt</b>		<b>16,094,999</b>	<b>25,924,487</b>
<b>Debt</b>		<b>26,229,553</b>	<b>25,924,487</b>
<b>Liabilities and equity</b>		<b>28,990,818</b>	<b>25,681,086</b>
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# Notes to the Financial Statements

## 1 Going concern

The Company has received a letter of support from the parent company Solstra Investments A/S. The letter is effective until 1 January 2020.

## 2 Financial expenses

	2018 DKK	2016/17 DKK
Interest paid to group enterprises	389,109	307,801
Other financial expenses	224,544	197,580
	<b>613,653</b>	<b>505,381</b>

## 3 Tax on profit/loss for the year

Current tax for the year	108,284	(326,040)
Deferred tax for the year	138,145	0
Adjustment of tax concerning previous years	7,276	0
Adjustment of deferred tax concerning previous years	182,487	0
	<b>436,192</b>	<b>(326,040)</b>

## 4 Property, plant and equipment

	Land and buildings DKK	Other fixtures and fittings, tools and equipment DKK
Cost at 1 January	23,066,783	947,670
Additions for the year	652,496	0
Cost at 31 December	<b>23,719,279</b>	<b>947,670</b>
Impairment losses and depreciation at 1 January	115,334	94,770
Depreciation for the year	188,985	189,540
Impairment losses and depreciation at 31 December	<b>304,319</b>	<b>284,310</b>
<b>Carrying amount at 31 December</b>	<b>23,414,960</b>	<b>663,360</b>

# Notes to the Financial Statements

## 5 Equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	50,000	(293,401)	(243,401)
Conversion of debt to Parent Company	0	2,000,000	2,000,000
Net profit/loss for the year	0	684,034	684,034
<b>Equity at 31 December</b>	<b>50,000</b>	<b>2,390,633</b>	<b>2,440,633</b>

There have been no changes in the share capital during the last 5 years.

## 6 Long-term debt

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:

	2018	2017
	DKK	DKK
<b>Mortgage loans</b>		
After 5 years	8,217,173	0
Between 1 and 5 years	1,917,381	0
Long-term part	10,134,554	0
Within 1 year	586,940	0
	<b>10,721,494</b>	<b>0</b>

# Notes to the Financial Statements

	2018 DKK	2017 DKK
<b>7 Contingent assets, liabilities and other financial obligations</b>		
<b>Charges and security</b>		
The following assets have been placed as security with mortgage credit institutes:		
Land and buildings with an accounting value of	23,414,960	22,951,449

Security was placed in January 2018.

## Contingent liabilities

The Solstra Investments A/S Group's Danish companies are jointly and severally liable for tax on the Group's income subject to joint taxation, etc. for 2017. The total amount is disclosed in the Annual Report of Solstra Investments A/S, which is the administration company for joint taxation purposes.

## 8 Related parties

	<b>Basis</b>
<b>Controlling interest</b>	
ALFI Mark Trust, Liechtenstein	Ultimate parent company
Markerina Investments Ltd., Cyprus	Intermediate parent company
Solstra Holdings Cyprus, Ltd., Cyprus	Intermediate parent company
Solstra Investments A/S, Copenhagen	Immediate parent company

Solstra Investments A/S is holding 100 % of the votes in the Company.

## Consolidated Financial Statements

The Company is included in the Consolidated Financial Statements of the Parent Company

Name	Place of registered office
Solstra Investments A/S	Copenhagen, Denmark

The Group Annual Report of Solstra Investments A/S may be obtained at the following address:

Lautrupsgade 7  
DK-2100 Copenhagen

# Notes to the Financial Statements

## 9 Accounting Policies

The Annual Report of CCF Properties ApS for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2018 are presented in DKK.

### 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.

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

## 9 Accounting Policies (continued)

### Income Statement

#### Revenue

Revenue from the sale of goods is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Services are recognised at the rate of completion of the service to which the contract relates by using the percentage-of-completion method, which means that revenue equals the selling price of the service completed for the year. This method is applied when total revenues and expenses in respect of the service and the stage of completion at the balance sheet date can be measured reliably, and it is probable that the economic benefits, including payments, will flow to the Company. The stage of completion is determined on the basis of the ratio between the expenses incurred and the total expected expenses of the service.

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

#### Other external expenses

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

#### Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

#### Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of 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

## 9 Accounting Policies (continued)

The Company is jointly taxed with Danish subsidiaries of Solstra Investments A/S. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

## 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:

Other buildings	100 years
Other fixtures and fittings, tools and equipment	5 years

Depreciation period and residual value are reassessed annually.

Assets costing less than DKK 13,500 are expensed in the year of acquisition.

### Impairment of fixed assets

The carrying amounts of 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 measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

### Equity

#### *Dividend*

Dividend distribution proposed by Management for the year is disclosed as a separate equity item.

# Notes to the Financial Statements

## 9 Accounting Policies (continued)

### Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

### Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

### 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.