

Money PropCo III ApS

c/o M7 Real Estate ApS
Borgergade 2, 6., 1300 København K

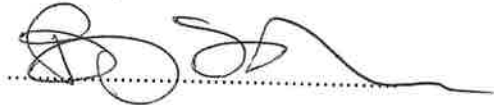
CVR no. 38 13 85 88

Annual report 2016/17

(As of the establishment of the Company 26 October 2016 - 31 December 2017)

Approved at the Company's annual general meeting on 31 January 2018

Chairman:



The following is a translation of an original Danish document. The original Danish document is the governing document for all purposes, and in case of any discrepancy, the Danish wording will be applicable.



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Statement by the Board of Directors and the Executive Board

Today, the Executive Board has discussed and approved the annual report of Money PropCo III ApS for the financial year as of the establishment of the Company 26 October 2016 - 31 December 2017.

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 of the Company at 31 December 2017 and of the results of the Company's operations for the financial year as of the establishment of the Company 26 October 2016 - 31 December 2017.

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

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

Copenhagen, 31 January 2018
Executive Board:



Mette Seifert
Managing Director

Independent auditor's report

To the shareholders of Money PropCo III ApS

Opinion

We have audited the financial statements of Money PropCo III ApS for the financial year as of the establishment of the Company 26 October 2016 - 31 December 2017, 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 2017 and of the results of the Company's operations for the financial year as of the establishment of the company 26 October 2016 - 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 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 Group 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.

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, 31 January 2018
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Henrik Reedtz
State Authorised Public Accountant
MNE no. 24830



Management's review

Company details

Name	Money PropCo III ApS
Address, Postal code, City	c/o M7 Real Estate ApS Borgergade 2, 6., 1300 København K
CVR no.	38 13 85 88
Established	26 October 2016
Registered office	København
Financial year	26 October 2016 - 31 December 2017
Executive Board	Mette Seifert, Managing Director
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Osvald Helmuths Vej 4, P.O. Box 250, 2000 Frederiksberg, Denmark

Management commentary

Business review

The Company's purpose is to invest in real estate located in Denmark, including hiring out and developing and sale of such real estate.

Financial review

The income statement for 2016/17 shows a profit of DKK 7,037,729, and the balance sheet at 31 December 2017 shows equity of DKK 16,848,246.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Outlook

The company expect a result in line with 2017.



Financial statements for the period 26 October 2016 - 31 December 2017

Income statement

Note	DKK	2016/17 14 months
	Gross margin	<u>3,878,350</u>
	Fair value adjustment of investment property	<u>6,117,786</u>
	Profit before net financials	
2	Financial income	9,996,136
3	Financial expenses	239,413
	Profit before tax	<u>-1,212,820</u>
4	Tax for the year	9,022,729
	Profit for the year	<u>-1,985,000</u>
		<u>7,037,729</u>
	Recommended appropriation of profit	
	Retained earnings	<u>7,037,729</u>
		<u>7,037,729</u>



Financial statements for the period 26 October 2016 - 31 December 2017

Balance sheet

Note	DKK	<u>2016/17</u>
	ASSETS	
	Fixed assets	
5	Property, plant and equipment	
6	Investment property	<u>55,000,000</u>
	Total fixed assets	<u>55,000,000</u>
	Non-fixed assets	
	Receivables	
	Other receivables	61,635
	Prepayments	<u>44,203</u>
	Cash	<u>105,838</u>
	Total non-fixed assets	<u>4,420,272</u>
	TOTAL ASSETS	<u><u>59,526,110</u></u>



Financial statements for the period 26 October 2016 - 31 December 2017

Balance sheet

Note	DKK	<u>2016/17</u>
	EQUITY AND LIABILITIES	
	Equity	
7	Share capital	60,000
	Share premium account	9,750,517
	Retained earnings	<u>7,037,729</u>
	Total equity	<u>16,848,246</u>
	Provisions	
	Deferred tax	<u>1,377,923</u>
	Total provisions	<u>1,377,923</u>
	Liabilities other than provisions	
	Non-current liabilities other than provisions	
	Mortgage debt	29,776,751
	Other payables	<u>27,790</u>
		<u>29,804,541</u>
	Current liabilities other than provisions	
	Short-term part of long-term liabilities other than provisions	610,559
	Trade payables	119,523
	Payables to group enterprises	10,158,241
	Corporation tax payable	<u>607,077</u>
		<u>11,495,400</u>
	Total liabilities other than provisions	<u>41,299,941</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>59,526,110</u></u>

1 Accounting policies

8 Collateral



Financial statements for the period 26 October 2016 - 31 December 2017

Statement of changes in equity

DKK	<u>Share capital</u>	<u>Share premium account</u>	<u>Retained earnings</u>	<u>Total</u>
Cash payments concerning formation of enterprise	50,000	0	0	50,000
Capital increase	10,000	9,750,517	0	9,760,517
Transfer through appropriation of profit	0	0	7,037,729	7,037,729
Equity at 31 December 2017	<u>60,000</u>	<u>9,750,517</u>	<u>7,037,729</u>	<u>16,848,246</u>



Financial statements for the period 26 October 2016 - 31 December 2017

Notes to the financial statements

1 Accounting policies

The annual report of Money PropCo III ApS for 2016/17 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.

Reporting currency

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

Investment property

On initial recognition, investment property is measured at cost. Investment property is subsequently measured at fair value, and the value adjustment for the year is recognised in the income statement under the item "Fair value adjustment of investment property". The fair value is based on the expected future cash flows for the investment property.

Income statement

Revenue

Rental income receivable from operating leases, is recognised on a straight-line basis over the term of the lease.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Gross margin

With reference to section 32 of the Danish Financial statements Act, the items 'revenue', 'cost of sales' and 'other external expenses' are consolidated into item designated 'Gross profit'.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

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



Financial statements for the period 26 October 2016 - 31 December 2017

Notes to the financial statements

1 Accounting policies (continued)

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Land and buildings are revalued at fair value. Revaluations and reversals hereof, less deferred tax, are taken directly to equity. The fair value is calculated on the basis of an external assessment, which is based on discounted cash flows.

Receivables

Receivables are measured at amortised cost.

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.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Financial statements for the period 26 October 2016 - 31 December 2017

Notes to the financial statements

1 Accounting policies (continued)

Equity

Proposed dividends

Dividend proposed for the year is recognised as a liability once adopted at the annual general meeting (declaration date). Dividends expected to be distributed for the financial year are presented as a separate item under "Equity".

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

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.

Fair value

The fair value measurement is based on the principal market. If no principal market exists, the measurement is based on the most advantageous market, i.e. the market that maximises the price of the asset or liability less transaction and/or transport costs.

All assets and liabilities which are measured at fair value, or whose fair value is disclosed, are classified based on the fair value hierarchy, see below:

- Level 1: Value in an active market for similar assets/liabilities
- Level 2: Value based on recognised valuation methods on the basis of observable market information
- Level 3: Value based on recognised valuation methods and reasonable estimates (non-observable market information).

Financial statements for the period 26 October 2016 - 31 December 2017

Notes to the financial statements

2	Financial income	
	Interest receivable, group entities	53,196
	Other financial income	186,217
		<u>239,413</u>
3	Financial expenses	
	Interest expenses, group entities	658,413
	Other financial expenses	554,407
		<u>1,212,820</u>
4	Tax for the year	
	Estimated tax charge for the year	607,077
	Deferred tax adjustments in the year	1,377,923
		<u>1,985,000</u>
5	Property, plant and equipment	
	DKK	Investment property
	Additions	<u>48,882,214</u>
	Cost at 31 December 2017	<u>48,882,214</u>
	Revaluations at 26 October 2016	0
	Value adjustments for the year	<u>6,117,786</u>
	Revaluations at 31 December 2017	<u>6,117,786</u>
	Carrying amount at 31 December 2017	<u>55,000,000</u>

Note 8 provides more details on security for loans, etc. as regards property, plant and equipment.

6 Investment property

Fair value estimation

At the end of 2017 Money HoldCo K/S has entered into an agreement regarding sale of shares within Money Propco III ApS with the take over at 1 February 2018. The fair value of the investment properties has been assessed based on the agreement between Money HoldCo K/S and an independent buyer. It is management's assesment that the agreed price of investment properties cf. the agreement correspond to the fair value in an active market.

7 Share capital

Changes in the share capital in the past year:

DKK	<u>2016/17</u>
Establishment	50,000
Capital increase	<u>10,000</u>
	<u>60,000</u>



Financial statements for the period 26 October 2016 - 31 December 2017

Notes to the financial statements

8 Collateral

As security for the Company's debt to banks, the Company has provided security or other collateral in its assets for DKK 55,000,000 as security