

Annual report 29 November 2016 - 31 December 2017

Company reg. no. 38 24 06 09

Niels Juels Gade 9-13 ApS

c/o Gefion Group A/S

Østergade 1, 2.

1100 København K

The annual report have been submitted and approved by the general meeting on 31 May 2018.



Thomas Færch
Chairman of the meeting

Notes to users of the English version of this document:

- To ensure the greatest possible applicability of this document, British English terminology has been used.
- Please note that decimal points remain unchanged from the Danish version of the document. This means that for instance DKK 146.940 is the same as the English amount of DKK 146,940, and that 23,5 % is the same as the English 23.5 %.

Contents

	<u>Page</u>
Reports	
Management's report	1
Independent auditor's report	2
Management's review	
Company data	5
Management's review	6
Annual accounts 29 November 2016 - 31 December 2017	
Accounting policies used	7
Profit and loss account	10
Balance sheet	11
Notes	13

Management's report

The managing director has today presented the annual report of Niels Juels Gade 9-13 ApS for the financial year 29 November 2016 to 31 December 2017.

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


I consider the accounting policies used appropriate, and in my opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2017 and of the company's results of its activities in the financial year 29 November 2016 to 31 December 2017.

I am of the opinion that the management's review includes a fair description of the issues dealt with.

The annual report is recommended for approval by the general meeting.

Copenhagen, 31 May 2018

Managing Director



Thomas Færch

Independent auditor's report

To the shareholders of Niels Juels Gade 9-13 ApS

Opinion

We have audited the annual accounts of Niels Juels Gade 9-13 ApS for the financial year 29 November 2016 to 31 December 2017, which comprise accounting policies used, profit and loss account, balance sheet and notes. The annual accounts are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the annual accounts 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 29 November 2016 to 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 and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the below section "Auditor's responsibilities for the audit of the annual accounts". We are independent of the company in accordance with international ethics standards for accountants (IESBA's Code of Ethics) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these standards and requirements. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

The management's responsibilities for the annual accounts

The management is responsible for the preparation of annual accounts that give a true and fair view in accordance with the Danish Financial Statements Act. The management is also responsible for such internal control as the management determines is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the management is responsible for evaluating the company's ability to continue as a going concern, and, when relevant, disclosing matters related to going concern and using the going concern basis of accounting when preparing the annual accounts, unless the management either intends to liquidate the company or to cease operations, or if it has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the annual accounts

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements may arise due to fraud or error and may be considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions made by users on the basis of the annual accounts.

Independent auditor's report

As part of an audit conducted in accordance with international standards on auditing and the additional requirements applicable in Denmark, we exercise professional evaluations and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the annual accounts, whether due to fraud or error, design and perform audit procedures in response 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 the risk of not detecting a misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the 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 by the management and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's preparation of the annual accounts being based on the going concern principle and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may raise significant doubt about 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 annual accounts 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 annual accounts, including the disclosures in the notes, and whether the annual accounts reflect 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 the internal control that we identify during our audit.

Statement on the management's review

The management is responsible for the management's review.

Our opinion on the annual accounts does not cover the management's review, and we do not express any kind of assurance opinion on the management's review.

Independent auditor's report

In connection with our audit of the annual accounts, our responsibility is to read the management's review and in that connection consider whether the management's review is materially inconsistent with the annual accounts or our knowledge obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, 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 believe that the management's review is in accordance with the annual accounts and that it has been prepared in accordance with the requirements of the Danish Financial Statement Acts. We did not find any material misstatement in the management's review.

Glostrup, 31 May 2018

PKF Munkebo Vindlev
State Authorised Public Accountants
Company reg. no. 14 11 92 99



Peter Krogsrud Eriksen
State Authorised Public Accountant
MNE-nr. 34335

Company data

The company

Niels Juels Gade 9-13 ApS
c/o Gefion Group A/S
Østergade 1, 2.
1100 København K

Company reg. no. 38 24 06 09
Established: 29 November 2016
Domicile: City of Copenhagen
Financial year: 29 November 2016 - 31 December 2017
1st financial year

Managing Director

Thomas Færch

Auditors

PKF Munkebo Vindelev, Statsautoriseret Revisionsaktieselskab
Hovedvejen 56
2600 Glostrup

Bankers

Handelsbanken, Klampenborgvej 221, 1., 2800 Kgs. Lyngby
Vestjysk Bank, Dalgasgade 29 B, 7400 Herning

Management's review

The principal activities of the company

The principal activities of the company are project development within real estate and related activities.

Development in activities and financial matters

The results from ordinary activities after tax are DKK -15.863. The management consider the results satisfactory.

Events subsequent to the financial year

No events have occurred subsequent to the balance sheet date, which would have material impact on the financial position of the company.

Accounting policies used

The annual report for Niels Juels Gade 9-13 ApS is presented in accordance with those regulations of the Danish Financial Statements Act concerning companies identified as class B enterprises. Furthermore, the company has chosen to comply with some of the rules applying for class C enterprises.

The accounting policies used are presented in Danish kroner (DKK).

Recognition and measurement in general

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concerns matters existing on the balance sheet date.

THE PROFIT AND LOSS ACCOUNT

Gross loss

The gross loss comprises other external costs.

Other external costs comprise costs for administration.

Tax of the results for the year

Taxes have not been recognised in the annual report, as these lie with the individual limited partners.

THE BALANCE SHEET

Inventories

Inventories are measured at cost on basis of measured average prices. In case the net realisable value is lower than the cost, writedown takes place at this lower value.

Accounting policies used

Inventories are measured at cost on basis of the FIFO method. In case the net realisable value of the inventories is lower than the cost, writedown takes place to this lower value.

The cost for works in progress comprises the cost for raw materials, consumables, direct wages, borrowing costs directly linked to the financing of production, and indirect production costs. Indirect production costs comprise indirect materials and wages, maintenance of and depreciation on machinery, factory buildings and equipment applied during the production process, and costs for factory administration and factory management.

The net realisable value for inventories is recognised as the market price with deduction of completion costs and selling costs. The net realisable value is determined taking into consideration the negotiability, obsolescence, and development of the expected market price.

Debtors

Debtors are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, writedown takes place at the net realisable value.

Available funds

Available funds comprise cash at bank.

Equity

Corporate tax and deferred tax

Current tax receivable and tax liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivable and tax liabilities are set off to the extent that legal right of set-off exists and if the items are expected to be settled net or simultaneously.

According to the rules of joint taxation, Niels Juels Gade 9-13 ApS is unlimited, jointly and severally liable towards the Danish tax authorities for the total corporation tax, including withholding tax on interest, royalties and dividends, arising within the jointly taxed group of companies.

Deferred tax is measured on the basis of all temporary differences in assets and liabilities with a balance sheet focus.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation on the balance sheet date and prevailing when the deferred tax is expected to be released as current tax.

Liabilities

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

Accounting policies used

Accrued expenses and deferred income

Received payments concerning income during the following years are recognised under accrued expenses and deferred income.

Profit and loss account 29 November - 31 December

All amounts in DKK.

<u>Note</u>	<u>29/11 2016</u> <u>- 31/12 2017</u>
Gross loss	-20.337
Results before tax	-20.337
1 Tax on ordinary results	4.474
Results for the year	-15.863
Proposed distribution of the results:	
Allocated from results brought forward	-15.863
Distribution in total	-15.863

Balance sheet 31 December

All amounts in DKK.

Assets	31/12 2017
<u>Note</u>	
Current assets	
Work in progress	202.036.680
Inventories in total	<u>202.036.680</u>
Amounts owed by group enterprises	11.805
2 Deferred tax assets	4.472
Other debtors	94.714
Debtors in total	<u>110.991</u>
Available funds	<u>893.188</u>
Current assets in total	<u>203.040.859</u>
Assets in total	<u>203.040.859</u>

Balance sheet 31 December

All amounts in DKK.

Equity and liabilities		
<u>Note</u>		<u>31/12 2017</u>
Equity		
3	Contributed capital	100.000
5	Results brought forward	14.934.137
	Equity in total	15.034.137
Liabilities		
6	Deposits	2.655.434
	Debt to group enterprises	183.171.209
	Long-term liabilities in total	185.826.643
	Other debts	1.640.445
	Accrued expenses and deferred income	539.634
	Short-term liabilities in total	2.180.079
	Liabilities in total	188.006.722
	Equity and liabilities in total	203.040.859

7 Contingencies

Notes

All amounts in DKK.

	<u>29/11 2016</u> <u>- 31/12 2017</u>
1. Tax on ordinary results	
Tax of the results for the year, parent company	-2
Adjustment for the year of deferred tax	-4.472
	<u>-4.474</u>
	<u>31/12 2017</u>
2. Deferred tax assets	
Deferred tax assets 29 November 2016	0
Deferred tax of the results for the year	4.472
	<u>4.472</u>
The following items are subject to deferred tax:	
Losses brought forward from previous years	4.472
	<u>4.472</u>
3. Contributed capital	
Contributed capital 29 November 2016	100.000
	<u>100.000</u>
4. Share premium account	
Share premium account 29 November 2016	14.950.000
Transferred to results brought forward	-14.950.000
	<u>0</u>
5. Results brought forward	
Results brought forward 29 November 2016	0
Profit or loss for the year brought forward	-15.863
Transferred from share premium	14.950.000
	<u>14.934.137</u>

Notes

All amounts in DKK.

6. Liabilities

	<u>Instalments first year</u>	<u>Outstanding debt after 5 years</u>	<u>Debt in total 31 Dec 2017</u>
Deposits	0	0	2.655.434
	<u>0</u>	<u>0</u>	<u>2.655.434</u>

7. Contingencies

Joint taxation

Gefion Group A/S, company reg. no 37 04 25 60 being the administration company, the company is subject to the Danish scheme of joint taxation and unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

The jointly taxed enterprises' total, known net liability to the Danish tax authorities appears from the annual accounts of the administration company.