

BaseCamp Student Real Estate ApS
Kristen Bernikows Gade 4, 1., 1105 København K

Annual report
1 January - 31 December 2018

Company reg. no. 38 51 14 32

The annual report was submitted and approved by the general meeting on the 12 June 2019.

Christian Winther Sørensen
Chairman of the meeting

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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 %.

Management's report

The board of directors and the managing director have today presented the annual report of BaseCamp Student Real Estate ApS for the financial year 1 January to 31 December 2018.

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

We consider the accounting policies used appropriate, and in our opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2018 and of the company's results of its activities in the financial year 1 January to 31 December 2018.

We are 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.

København, 2 June 2019

Managing Director

Jesper Dam

Board of directors

Armon Bar-Tur

Justin Hamer

Jesper Dam

Independent auditor's report

To the shareholders of BaseCamp Student Real Estate ApS

Opinion

We have audited the annual accounts of BaseCamp Student Real Estate ApS for the financial year 1 January to 31 December 2018, 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 2018 and of the results of the company's operations for the financial year 1 January to 31 December 2018 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.

Copenhagen, 2 June 2019

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Leif Tomasson

State Authorised Public Accountant
mne25346

Company data

The company

BaseCamp Student Real Estate ApS
Kristen Bernikows Gade 4, 1.
1105 København K

Company reg. no. 38 51 14 32

Established: 22 March 2017

Domicile:

Financial year: 1 January - 31 December
2nd financial year

Board of directors

Armon Bar-Tur
Justin Hamer
Jesper Dam

Managing Director

Jesper Dam

Auditors

Martinsen
Statsautoriseret Revisionspartnerselskab
Øster Allé 42
2100 København Ø

Subsidiary

BC Skovbrynet Residential ApS, København

Management's review

The principal activities of the company

The principal activities are consultancy with real estate transactions.

Development in activities and financial matters

The gross profit for the year is DKK 5.705.000 against DKK 456.000 last year. The results from ordinary activities after tax are DKK 996.000 against DKK -1.839.000 last year. The management consider the results satisfactory.

Accounting policies used

The annual report for BaseCamp Student Real Estate 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 annual accounts 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 profit

The gross profit comprises the net turnover, changes in inventories of finished goods and work in progress, work performed for own purposes and capitalised, other operating income, and external costs.

The net turnover comprises the value of services provided during the year, including outlay for customers less VAT and price reductions directly associated with the sale.

The turnover is recognised in the profit and loss account when the sale has been completed. This is generally considered to be the case when:

- The service has been provided before the end of the financial year
- There is a binding sales agreement
- The sales price has been determined

Accounting policies used

- The payment has been received, or it can with reasonable assurance be expected to be received.

Hereby, it is ensured that recognition does not take place until the total income and costs as well as the scope of completion on the balance sheet date can be determined reliably, and when it is likely that the economic benefits, including payments, will be received by the enterprise.

Costs of sales includes costs for the purchase of raw materials and consumables less discounts and changes in inventories.

Other external costs comprise costs for distribution, sales, advertisement, administration, premises, loss on debtors, and operational leasing costs.

Staff costs

Staff costs include salaries and wages including holiday allowances, pensions and other costs for social security etc. for staff members. Staff costs are less public reimbursements.

Depreciation, amortisation and writedown

Depreciation, amortisation and writedown comprise depreciation, amortisation and writedown for the year and gains and losses on disposal of intangible and tangible fixed assets.

Net financials

Net financials comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the profit and loss account with the amounts that concerns the financial year.

Tax of the results for the year

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

The company is subject to the Danish legislation concerning compulsory joint taxation with the Danish group enterprises. The company acts as an administration company in relation to the joint taxation. This means that the total Danish tax payable of the income of the Danish consolidated companies is paid to the tax authorities by the company.

The current Danish corporate tax is allocated among the jointly taxed companies in proportion to their respective taxable income (full allocation with reimbursement of tax losses).

Accounting policies used

The balance sheet

Tangible fixed assets

Tangible fixed assets are measured at cost with deduction of accrued depreciation and writedown.

The basis of depreciation is cost with deduction of any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the book value, the amortisation discontinues.

If the amortisation period or the residual value is changed, the effect on amortisation will in the future be recognised as a change in the accounting estimates.

The cost comprises the acquisition cost and costs directly attached to the acquisition until the time when the asset is ready for use.

Depreciation takes place on a straight line basis and based on an evaluation of the expected useful life:

	<i>Useful life</i>
<i>Other plants, operating assets, fixtures and furniture</i>	<i>3-5 years</i>

Minor assets with an expected useful life of less than 1 year are recognised as costs in the profit and loss account in the year of acquisition.

Profit or loss deriving from the sales of tangible fixed assets is measured as the difference between the sales price reduced by the selling costs and the book value at the time of the sale. Profit or loss is recognised in the profit and loss account under depreciation.

As regards assets of own production, the cost comprises direct costs for materials, components, deliveries from sub-suppliers, payroll costs, and borrowing costs form specific and general borrowing concerning the construction of each individual asset.

Financial fixed assets

Equity investments in group enterprises

Equity investments in group enterprises are measured at cost. In case the recoverable amount is lower than the cost, writedown takes place to this lower value.

Deposits

Deposits are measured at amortised cost and represent rent deposits, etc.

Accounting policies used

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 and in hand.

Liabilities

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

Profit and loss account 1 January - 31 December

All amounts in DKK.

<u>Note</u>	<u>2018</u>	<u>2017</u>
Gross profit	5.704.778	456.480
1 Staff costs	-4.691.705	-1.550.179
Depreciation and writedown relating to fixed assets	-10.220	0
Operating profit	1.002.853	-1.093.699
Other financial income	23.237.328	0
Other financial costs	-23.241.067	-745.224
Results before tax	999.114	-1.838.923
Tax on ordinary results	-3.476	0
Results for the year	995.638	-1.838.923
 Proposed distribution of the results:		
Allocated to results brought forward	995.638	0
Allocated from results brought forward	0	-1.838.923
Distribution in total	995.638	-1.838.923

Balance sheet 31 December

All amounts in DKK.

Assets	<u>2018</u>	<u>2017</u>
Note		
Fixed assets		
2 Other plants, operating assets, and fixtures and furniture	26.569	0
Tangible fixed assets in total	<u>26.569</u>	<u>0</u>
3 Equity investments in group enterprises	1.000.000	1.000.000
Deposits	208.437	0
Financial fixed assets in total	<u>1.208.437</u>	<u>1.000.000</u>
Fixed assets in total	<u>1.235.006</u>	<u>1.000.000</u>
Current assets		
Trade debtors	2.528.245	0
Amounts owed by group enterprises	90.799.276	0
Other debtors	3.650.954	3.394.037
Debtors in total	<u>96.978.475</u>	<u>3.394.037</u>
Available funds	<u>1.376.496</u>	<u>2.759.243</u>
Current assets in total	<u>98.354.971</u>	<u>6.153.280</u>
Assets in total	<u>99.589.977</u>	<u>7.153.280</u>

Balance sheet 31 December

All amounts in DKK.

Equity and liabilities	2018	2017
Note	<u> </u>	<u> </u>
Equity		
4 Contributed capital	50.000	50.000
5 Results brought forward	<u>-843.285</u>	<u>-1.838.923</u>
Equity in total	<u>-793.285</u>	<u>-1.788.923</u>
Liabilities		
Deposits	<u>115.062</u>	<u>0</u>
Long-term liabilities in total	<u>115.062</u>	<u>0</u>
Prepayments	8.322.535	0
Trade creditors	327.085	0
Tax payables to group enterprises	3.476	0
Other debts	<u>91.615.104</u>	<u>8.942.203</u>
Short-term liabilities in total	<u>100.268.200</u>	<u>8.942.203</u>
Liabilities in total	<u>100.383.262</u>	<u>8.942.203</u>
Equity and liabilities in total	<u>99.589.977</u>	<u>7.153.280</u>

6 Contingencies

Notes

All amounts in DKK.

	<u>2018</u>	<u>2017</u>
1. Staff costs		
Salaries and wages	4.353.660	1.450.654
Other costs for social security	24.935	15.686
Other staff costs	313.110	83.839
	<u>4.691.705</u>	<u>1.550.179</u>
Average number of employees	<u>8</u>	<u>2</u>
2. Other plants, operating assets, and fixtures and furniture		
Additions during the year	<u>36.789</u>	<u>0</u>
Cost 31 December 2018	<u>36.789</u>	<u>0</u>
Depreciation for the year	<u>-10.220</u>	<u>0</u>
Amortisation and writedown 31 December 2018	<u>-10.220</u>	<u>0</u>
Book value 31 December 2018	<u>26.569</u>	<u>0</u>
3. Equity investments in group enterprises		
Acquisition sum, opening balance 1 January 2018	1.000.000	0
Additions during the year	<u>0</u>	<u>1.000.000</u>
Cost 31 December 2018	<u>1.000.000</u>	<u>1.000.000</u>
Book value 31 December 2018	<u>1.000.000</u>	<u>1.000.000</u>

The financial highlights for the enterprises according to the latest approved annual reports

	Share of ownership	Equity	Results for the year	Book value at BaseCamp Student Real Estate ApS
BC Skovbrynet Residential ApS, København	100 %	954.111	-15.889	1.000.000

Notes

All amounts in DKK.

	<u>31/12 2018</u>	<u>31/12 2017</u>
4. Contributed capital		
Contributed capital 1 January 2018	50.000	50.000
	<u>50.000</u>	<u>50.000</u>
5. Results brought forward		
Results brought forward 1 January 2018	-1.838.923	0
Profit or loss for the year brought forward	<u>995.638</u>	<u>-1.838.923</u>
	<u>-843.285</u>	<u>-1.838.923</u>

6. Contingencies

Contingent liabilities

Leasing liabilities

In addition to financial leasing contracts, the company has entered into operational leasing contracts with an average annual leasing payment of DKK 5.100. The leasing contracts have 8,5 months left to run, and the total outstanding leasing payment is DKK 43.000.

Upon expiry of the lease, the company is obliged to assign a buyer of the asset to DKK 181.475 + registration fee.

Rent liabilities

In addition to lease contract, the company has entered into lease commitments, that amounts to 967.000 DKK at the balance sheet date, that in the interminable period represents 17 months.

Joint taxation

The company is the administration company of the group of companies 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 company is unlimited jointly and severally liable with the other jointly taxed companies for any obligation to withhold tax on interest, royalties and dividends.

Total tax payable in the joint taxation is DKK 0.

Notes

All amounts in DKK.

6. Contingencies (continued)

Joint taxation (continued)

Any subsequent adjustments of corporate taxes or withheld taxes etc. may cause changes in the company's liabilities.