

**PATRIZIA Multi Managers Holding
A/S**

c/o PATRIZIA Denmark A/S
Adelgade 15, 2.
1304 København K

CVR no. 38 72 89 38

Annual report for 2018

Adopted at the annual general meeting on

22 May 2019



Keld Jessen
chairman

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Company details

The company

PATRIZIA Multi Managers Holding A/S
c/o PATRIZIA Denmark A/S
Adelgade 15, 2.
1304 København K

CVR no.: 38 72 89 38

Reporting period: 1 January - 31 December 2018

Founded: 20. June 2017

Domicile: Copenhagen

Supervisory board

Klaus Alois Schmitt, chairman
Anne Theresa Kavanagh
Rikke Lykke

Executive board

Keld Jessen, director

Auditors

Deloitte
Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 København S

Statement by management on the annual report

The supervisory and executive boards have today discussed and approved the annual report of PATRIZIA Multi Managers Holding A/S for the financial year 1 January - 31 December 2018.

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

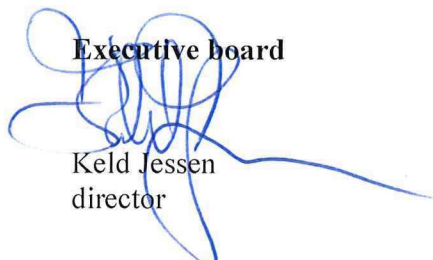
In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2018 and of the results of the company's operations for the financial year 1 January - 31 December 2018.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

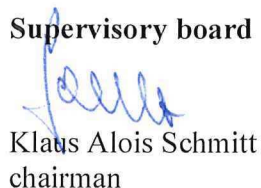
Copenhagen, 22/5-2019

Executive board

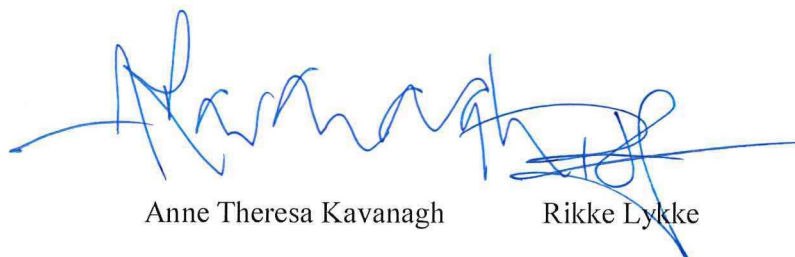


Keld Jessen
director

Supervisory board



Klaus Alois Schmitt
chairman



Anne Theresa Kavanagh



Rikke Lykke

Independent practitioner's report

To the shareholder of PATRIZIA Multi Managers Holding A/S

Conclusion

We have performed an extended review of the financial statements of PATRIZIA Multi Managers Holding A/S for the financial year 1 January – 31 December 2018 which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared under the provisions of the Danish Financial Statements Act.

Based on the work performed, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31 December 2018 and of the results of the Entity's operations for the financial year 1 January – 31 December 2018 in accordance with the Danish Financial Statements Act.

Basis for conclusion

We conducted our extended review in accordance with the Danish Business Authority's Assurance Standard for Small Enterprises and FSR - Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Practitioner's responsibilities for the extended review of the financial statements" section of this report. We are independent of the Entity 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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 Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Independent practitioner's report

Practitioner's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires us to perform procedures in order to obtain limited assurance for our conclusion on these financial statements, and in addition perform specifically required supplementary procedures in order to obtain further assurance about our conclusion.

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Entity, as appropriate, analytical procedures and the specifically required supplementary procedures as well as evaluation of the evidence obtained.

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

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.

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.

Independent practitioner's report

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, 22 May 2019

Deloitte
Statsautoriseret Revisionspartnerselskab
CVR no. 33 96 35 56



Lais Andersen
State Authorised Public Accountant
MNE no. mnc27762

Management's commentary

Business activities

The company's main activity is to own shares in other companies.

Business review

The company's income statement for the year ended 31 December shows a loss of DKK 2.993.097, and the balance sheet at 31 December 2018 shows equity of DKK 21.729.276.

Significant events occurring after end of reporting period

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Accounting policies

The annual report of PATRIZIA Multi Managers Holding A/S 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 provisions as regards larger entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2018 is presented in DKK.

Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any instalments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Other external expenses

Other external expenses include expenses related to administration etc.

Accounting policies

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities and foreign currency transactions and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. Subsidiaries participate in the joint taxation arrangement from the time when they are included in the consolidated financial statements and until the time when they withdraw from the consolidation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Investments in subsidiaries and associates

Investment in subsidiaries and associates are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

Cash and cash equivalents

Cash and cash equivalents comprise cash.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively.

Accounting policies

Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency transactions are considered cash flow hedges, the value adjustments are taken directly to equity.

Income statement 1 January 2018 - 31 December 2018

	Note	<u>2018</u> DKK	<u>2017</u> DKK
Other external expenses		<u>-54.869</u>	<u>-38.836</u>
Gross profit		-54.869	-38.836
Financial income	1	3.516	0
Financial costs	2	<u>-3.785.949</u>	<u>-958.122</u>
Profit/loss before tax		-3.837.302	-996.958
Tax on profit/loss for the year	3	<u>844.205</u>	<u>219.331</u>
Profit/loss for the year		<u>-2.993.097</u>	<u>-777.627</u>
Recommended appropriation of profit/loss			
Retained earnings		<u>-2.993.097</u>	<u>-777.627</u>
		<u>-2.993.097</u>	<u>-777.627</u>

Balance sheet at 31 December 2018

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK
Assets			
Investments in subsidiaries		<u>88.400.000</u>	<u>88.400.000</u>
Fixed asset investments		<u>88.400.000</u>	<u>88.400.000</u>
Total non-current assets		<u>88.400.000</u>	<u>88.400.000</u>
Corporation tax		<u>845.456</u>	<u>219.331</u>
Receivables		<u>845.456</u>	<u>219.331</u>
Cash at bank and in hand		<u>2.969.630</u>	<u>2.995.933</u>
Total current assets		<u>3.815.086</u>	<u>3.215.264</u>
Total assets		<u><u>92.215.086</u></u>	<u><u>91.615.264</u></u>

Balance sheet at 31 December 2018

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK
Equity and liabilities			
Share capital		501.000	501.000
Retained earnings		<u>21.228.276</u>	<u>24.221.373</u>
Equity	4	<u>21.729.276</u>	<u>24.722.373</u>
Payables to group enterprises		<u>70.449.560</u>	<u>66.715.513</u>
Total non-current liabilities	5	<u>70.449.560</u>	<u>66.715.513</u>
Trade payables		36.250	37.500
Other payables		<u>0</u>	<u>139.878</u>
Total current liabilities		<u>36.250</u>	<u>177.378</u>
Total liabilities		<u>70.485.810</u>	<u>66.892.891</u>
Total equity and liabilities		<u>92.215.086</u>	<u>91.615.264</u>
Contingencies, etc.	6		
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Notes

	<u>2018</u> DKK	<u>2017</u> DKK
1 Financial income		
Other financial income	<u>3.516</u>	<u>0</u>
	<u>3.516</u>	<u>0</u>
2 Financial costs		
Financial expenses, group entities	3.734.047	815.513
Other financial costs	<u>51.902</u>	<u>142.609</u>
	<u>3.785.949</u>	<u>958.122</u>
3 Tax on profit/loss for the year		
Current tax for the year	-844.206	-219.331
Adjustment of tax concerning previous years	<u>1</u>	<u>0</u>
	<u>-844.205</u>	<u>-219.331</u>

Notes

4 Equity

	Share capital	Retained earnings	Total
Equity at 1 January 2018	501.000	24.221.373	24.722.373
Net profit/loss for the year	0	-2.993.097	-2.993.097
Equity at 31 December 2018	<u>501.000</u>	<u>21.228.276</u>	<u>21.729.276</u>

5 Long term debt

	Debt at 1 January 2018	Debt at 31 December 2018	Instalment next year	Debt outstanding after 5 years
Payables to group enterprises	<u>66.715.513</u>	<u>70.449.560</u>	<u>0</u>	<u>0</u>
	<u>66.715.513</u>	<u>70.449.560</u>	<u>0</u>	<u>0</u>

6 Contingencies, etc.

The company is jointly taxed with the company, PATRIZIA Denmark A/S (management company), and jointly and is severally liable with other jointly taxed entities for payment of income taxes for income year 2018 onwards as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment.

7 Group relationship

Name and registered office of the parent company preparing consolidated accounts for smallest group - PATRIZIA Immobilien AG, Augsburg, Germany.