
WRE Denmark - Nygade 1-3 ApS

c/o Lyngby Hovedgade 4, DK-2800 Kgs. Lyngby

Annual Report for 3 July - 31 December 2017

CVR No 38 77 56 34

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
4 /5 2018

Torben Degn
Chairman



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of WRE Denmark - Nygade 1-3 ApS for the financial year 3 July - 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 at 31 December 2017 of the Company and of the results of the Company operations for 2017.

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

Hellerup, 4 May 2018

Executive Board

Torben Degn
Executive Officer

Independent Auditor's Report

To the Shareholder of WRE Denmark - Nygade 1-3 ApS

Opinion

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 3 July - 31 December 2017 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of WRE Denmark - Nygade 1-3 ApS for the financial year 3 July - 31 December 2017, which comprise income statement, balance sheet, statement of changes in equity 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.

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 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

Independent Auditor's Report

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.
- 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, 4 May 2018

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Jacob Fromm Christiansen
statsautoriseret revisor
mne18628

Jesper Bo Winther
statsautoriseret revisor
mne26864

Company Information

The Company

WRE Denmark - Nygade 1-3 ApS
c/o Lyngby Hovedgade 4
DK-2800 Kgs. Lyngby

CVR No: 38 77 56 34

Financial period: 3 July - 31 December

Municipality of reg. office: Lyngby, Denmark

Executive Board

Torben Degn

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Income Statement 3 July - 31 December

	<u>Note</u>	<u>2017</u> DKK
Gross profit/loss before value adjustments		-50.000
Value adjustments of investment assets and the financial liabilities involved		<u>0</u>
Gross profit/loss after value adjustments		-50.000
Profit/loss before tax		-50.000
Tax on profit/loss for the year	3	<u>11.000</u>
Net profit/loss for the year		<u>-39.000</u>

Distribution of profit

Proposed distribution of profit

Retained earnings		<u>-39.000</u>
		<u>-39.000</u>

Balance Sheet 31 December

Assets

	<u>Note</u>	<u>2017</u> DKK
Other receivables		14.336.561
Deferred tax asset		3.869
Corporation tax receivable from group enterprises		<u>7.131</u>
Receivables		<u>14.347.561</u>
Cash at bank and in hand		<u>50.000</u>
Currents assets		<u>14.397.561</u>
Assets		<u>14.397.561</u>

Balance Sheet 31 December

Liabilities and equity

	<u>Note</u>	<u>2017</u> DKK
Share capital		50.000
Retained earnings		-39.000
Equity		<u>11.000</u>
Payables to group enterprises		14.336.561
Other payables		50.000
Short-term debt		<u>14.386.561</u>
Debt		<u>14.386.561</u>
Liabilities and equity		<u>14.397.561</u>
Capital resources	1	
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Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 3 July	50.000	0	50.000
Net profit/loss for the year	<u>0</u>	<u>-39.000</u>	<u>-39.000</u>
Equity at 31 December	<u>50.000</u>	<u>-39.000</u>	<u>11.000</u>

Notes to the Financial Statements

1 Capital resources

The Company has lost more than 50 % of the share capital. As of 31 December 2017 equity amounts to DKK 11.000. In 2018 the share capital has been reestablished through an capital increase. It is therefore concluded that the capital resources is sufficient for the operations in 2018.

2 Main activity

The purpose of the Company is investment, owner-ship, administration, development and sale of properties and any business related hereto.

3 Tax on profit/loss for the year

	<u>2017</u> DKK
Current tax for the year	-7.131
Deferred tax for the year	<u>-3.869</u>
	<u>-11.000</u>

4 Contingent assets, liabilities and other financial obligations

Contingent liabilities

The Danish group companies are jointly and severally liable for tax on the Group's jointly taxed income as well as Danish withholding taxes through dividend tax and tax on unearned income.

Notes to the Financial Statements

5 Accounting Policies

The Annual Report of WRE Denmark - Nygade 1-3 ApS for 2017 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 Financial Statements for 2017 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

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

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. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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.

Notes to the Financial Statements

5 Accounting Policies (continued)

Income Statement

Expenses concerning investment properties

Expenses concerning investment properties primarily include operating expenses for the year.

Other external expenses

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

Gross profit/loss after value adjustments

With reference to section 32 of the Danish Financial Statements Act, revenue has not been disclosed in the Annual Report.

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.

The Company is jointly taxed with wholly owned Danish and foreign subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance Sheet

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

Notes to the Financial Statements

5 Accounting Policies (continued)

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.

Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.