

Risskov Brynet II K/S

c/o Cura Management A/S, Tuborg Boulevard 12
2900 Hellerup

CVR no. 38 88 11 40

Annual report for the period 17 August – 31 December 2017

The annual report was presented and approved at the
Company's annual general meeting on

18 September 2018

Mc Shea Keith David
chairman

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Risskov Brynet II K/S
Annual report 2017
CVR no. 38 88 11 40

Statement by the Executive Board

The Executive Board have today discussed and approved the annual report of Risskov Brynet II K/S for the financial period 17 August – 31 December 2017.

The annual report has been 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 assets, liabilities and financial position at 31 December 2017 and of the results of the Company's operations for the financial period 17 August – 31 December 2017.


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

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

Copenhagen, 18 September 2018

Executive Board:



Mc Shea Keith David

Boger Tatyana



Independent auditor's report

To the shareholder of Risskov Brynet II K/S

Independent auditor's report on the financial statements

Opinion

We have audited the financial statements of Risskov Brynet II K/S for the financial period 17 August – 31 December 2017 comprising 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 Company's assets, liabilities and financial position at 31 December 2017 and of the results of the Company's operations for the financial period 17 August – 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 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 rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibility 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 that 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 audit. We also

- identify and assess the risks of material misstatement of the company 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 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 Statements Act. We did not identify any material misstatement of the Management's review.

Report on other legal and regulatory requirements

Non-compliance with financial reporting regulations, including bookkeeping and preservation of accounting records

The Company's annual report has not been submitted to the Danish Business Authority before the deadline stipulated in the Danish Financial Statements Act, and Management may incur liability in this respect.



Independent auditor's report

Copenhagen, 18 September 2018

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

A handwritten signature in blue ink, appearing to read 'Michael Tuborg'.

Michael Tuborg
State Authorised
Public Accountant
mne24621

Risskov Brynet II K/S
Annual report 2017
CVR no. 38 88 11 40

Management's review

Company details

Risskov Brynet II K/S
c/o Cura Management A/S, Tuborg Boulevard 12
2900 Hellerup

CVR no.:	38 88 11 40
Established:	17 August 2017
Registered office:	Copenhagen
Financial period:	17 August – 31 December

Executive Board

Mc Shea Keith David
Boger Tatyana

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
2100 København Ø

Annual general meeting

The annual general meeting will be held on 18 September 2018.

Management's review

Operating review

Principal activities

The Company's objective is to engage in project development including execution of building projects, and to hold and sell real estate, and other associated business activities.

Development in activities and financial position

The Company's income statement shows a loss of DKK 146 thousand, and the balance sheet at 31 December 2017 shows equity of DKK 854 thousand.

Events after the balance sheet date

At 9 March 2018, the construction of the property has been completed. At the same date, a capital increase of DKK 28,340 thousand has been made. Reference is made to note 6.

There are no other events after the balance sheet date which could significantly affect the Company's financial position than mentioned above.

Financial statements 17 August – 31 December

Income statement

DKK'000	Note	17 Aug – 31 Dec 2017
Gross loss		<u>-141</u>
Loss before financial income and expenses		<u>-141</u>
Financial expenses	2	<u>-5</u>
Loss for the year		<u><u>-146</u></u>
Proposed distribution of loss		
Retained earnings		<u><u>-146</u></u>

Financial statements 17 August – 31 December

Balance sheet

DKK'000	Note	17 Aug – 31 Dec 2017
ASSETS		
Fixed assets		
Property, plant and equipment	3	
Investment properties under construction		109,830
		109,830
Total fixed assets		109,830
Current assets		
Cash at bank and in hand		999
Total current assets		999
TOTAL ASSETS		110,829

Financial statements 17 August – 31 December

Balance sheet

DKK'000	Note	17 Aug – 31 Dec 2017
EQUITY AND LIABILITIES		
Equity		
Contributed capital		1,000
Retained earnings		-146
Total equity		854
Liabilities		
Current liabilities		
Debt to bank		106,068
Trade payables		3,907
		109,975
Total liabilities		109,975
TOTAL EQUITY AND LIABILITIES		110,829
 Contractual obligations, contingencies, etc.		
	4	
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Financial statements 17 August – 31 December

Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 17 August 2017	1,000	0	1,000
Transferred over the distribution of loss	0	-146	-146
Equity at 31 December 2017	1,000	-146	854

Financial statements 17 August – 31 December

Notes

1 Accounting policies

The annual report of Risskov Brynet II K/S for 2017 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with option of specific provisions for reporting class C.

Pursuant to Section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit/loss.

This is the first financial year of the entity, why there are no comparative figures.

Income statement

Gross profit/loss

Gross profit/loss comprises other external costs.

Other external cost

Other external costs comprise costs incurred during the year related to administration of the Company.

Financial expenses

Financial expenses comprise interest expenses.

Corporation tax and deferred tax

The Company is not subject to taxation.

Balance sheet

Investment properties under construction

Investment properties under construction is measured at cost or net realization value, if lower than cost. Costs include project development and construction costs directly attributable to the project.

Financial expenses related to financing the development project are recognised if they relate to the construction period.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Liabilities other than provisions

Bank loans are measured at amortised costs.

Other liabilities are measured at net realisable value.

Financial statements 17 August – 31 December

Notes

2 Financial expenses

DKK'000	17 Aug – 31 Dec 2017
Other financial expenses	5
	5

3 Property, plant and equipment

DKK'000	Investment properties under construction
Cost at 17 August 2017	0
Additions for the year	109,830
Cost at 31 December 2017	109,830
Carrying amount at 31 December 2017	109,830

Investment properties under construction relates to the property located at Møllehatten 4-8, 8240 Risskov, title no. 10a Vejlby By, Vejlby. The construction of the property has been completed by March 2018.

4 Contractual obligations, contingencies, etc.

Mortgages and collateral

The property is pledged as security for bank debts. Book value of pledged property amounts to DKK 109,830 thousand.

Contractual obligations

The company has entered into a turnkey contract obligating the turnkey contractor to perform construction of 88 apartments for residential use to be delivered as a turnkey project in March 2018.

Contingent liabilities

The Company has no contingent liabilities.

5 Related party disclosures

Controlling interest

Strandholmen HoldCo S.à r.l, Luxembourg, is the general partner

6 Disclosure of events after the balance sheet date

At 9 March 2018, the construction of the property has been completed. At the same date, a capital increase of DKK 28,340 thousand has been made.