

Brokvarteret P/S

**c/o Harbour House, Sundkrogsgade 21, DK-
2100 Copenhagen**

CVR no. 39 01 38 94

Annual report for 2017/18

Adopted at the annual general meeting
on 16 November 2018



Pernille Ohlsen
chairman

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Statement by management on the annual report

The board of directors and executive boards have today discussed and approved the annual report of Brokvarteret P/S for the financial year 5 October 2017 - 31 July 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 July 2018 and of the results of the company's operations for the financial year 5 October 2017 - 31 July 2018.

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

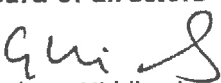
Management recommends that the annual report should be approved by the shareholders at the ordinary annual general meeting.

Copenhagen, 16 November 2018

Executive board

Robert Peter Henry Goldsmith
Director

Board of directors


Graham Middlemiss
chairman

Simon Gray

Robert Peter Henry Goldsmith

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Copenhagen, 16 November 2018

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Director

Board of directors

Graham Middlemiss
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Robert Peter Henry Goldsmith

Independent auditor's report

To the shareholder of Brokvarteret P/S

Opinion

We have audited the financial statements of Brokvarteret P/S for the financial year 5 October 2017 - 31 July 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 financial position at 31 July 2018 and of the results of the company's operations for the financial year 5 October 2017 - 31 July 2018 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 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 the 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.

Independent auditor's report

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 judgment and maintain professional skepticism throughout the 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.

Independent auditor's report

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 management's review

Management is responsible for management's review.

Our opinion on the financial statements does not cover 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 management's review and, in doing so, consider whether 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 management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that 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 management's review.

Copenhagen, 16 November 2018

Deloitte
Statsautoriseret Revisionspartnerselskab
CVR no. 33 96 35 56



Kim Takata Mücke
state authorized public accountant
MNE no. mne10944

Company details

The company

Brokvarteret P/S
c/o Harbour House
Sundkrogsgade 21
DK-2100 Copenhagen

Reporting period: 5 October 2017 - 31 July 2018

Domicile: Copenhagen

General partner

Brokvarteret Komplementar ApS
CVR no. 38 98 45 51

Board of directors

Graham Middlemiss
Simon Gray
Robert Peter Henry Goldsmith

Executive board

Robert Peter Henry Goldsmith, director

Auditors

Deloitte
Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
DK-2300 Copenhagen

Consolidated financial statement

The company is included in the consolidated financial statement of Ferguson plc.

The consolidated financial statement can be obtained at the following address:

Grafenauweg 10
CH-6301 Zug
Switzerland

Management's review

Business activities

The company's purpose is to acquire and lease matr. 838 and 844 both from Marselisborg Aarhus Grunde and develop the mentioned properties.

Recognition and measurement uncertainties

The recognition and measurement of Items in the financial statements are not subject to any uncertainty.

Unusual matters

The company's financial position at 31 July 2018 and the results of its operations for the financial year ended 31 July 2018 are not affected by any unusual matters.

Business review

The company's income statement for the year ended 31 July shows a loss of DKK 630.809, and the balance sheet at 31 July 2018 shows equity of DKK 199.499.191.

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.

Income statement 5 October - 31 July

	<u>Note</u>	<u>2017/18</u> DKK
Gross profit		-630.791
Financial expenses		<u>-18</u>
Profit/loss for the year		<u><u>-630.809</u></u>
 Distribution of profit		
Retained earnings		<u>-630.809</u>
		<u><u>-630.809</u></u>

Balance sheet 31 July

	<u>Note</u>	<u>2017/18</u> DKK
Assets		
Land and buildings		<u>200.000.000</u>
Tangible assets	2	<u>200.000.000</u>
Total non-current assets		<u>200.000.000</u>
Other receivables		<u>153.409</u>
Receivables		<u>153.409</u>
Cash at bank and in hand		<u>0</u>
Total current assets		<u>153.409</u>
Total assets		<u><u>200.153.409</u></u>

Balance sheet 31 July

	<u>Note</u>	<u>2017/18</u> DKK
Equity and liabilities		
Share capital		20.000.000
Retained earnings		<u>179.499.191</u>
Equity	3	<u>199.499.191</u>
Trade payables		177.964
Payables to group companies		362.882
Other payables		<u>113.372</u>
Total current liabilities		<u>654.218</u>
Total liabilities		<u>654.218</u>
Total equity and liabilities		<u><u>200.153.409</u></u>

Notes

	<u>2017/18</u>
1 Staff expenses	
Average number of employees	<u>0</u>
2 Tangible assets	
	<u>Land and buildings</u>
Cost at 5 October 2017	0
Additions for the year	<u>200.000.000</u>
Cost at 31 July 2018	<u>200.000.000</u>
Impairment losses and depreciation at 5 October 2017	<u>0</u>
Impairment losses and depreciation at 31 July 2018	<u>0</u>
Carrying amount at 31 July 2018	<u><u>200.000.000</u></u>

Notes

3 Equity

	<u>Share capital</u>	<u>Share premium account</u>	<u>Retained earnings</u>	<u>Total</u>
Formation of entity	20.000.000	180.130.000	0	200.130.000
Transfer	0	-180.130.000	180.130.000	0
Net profit/loss for the year	0	0	-630.809	-630.809
Equity at 31 July 2018	<u>20.000.000</u>	<u>0</u>	<u>179.499.191</u>	<u>199.499.191</u>

Accounting policies

The annual report of Brokvarteret P/S for 2017/18 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 annual report for 2017/18 is presented in DKK.

As 2017/18 is the company's first reporting period, no comparatives have been presented.

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

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue and other external expenses.

Other external expenses

Other external expenses include property costs and corporate costs.

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 exchange gains and losses on foreign currency transactions and allowances under the advance-payment-of-tax scheme, etc.

Tax on profit/loss for the year

The company is not independently liable to tax and consequently tax has not been recognized.

Balance sheet

Tangible assets

Land and buildings are measured at cost less accumulated depreciation and impairment losses.

Land and buildings are considered to represent a property development project, and depreciation of buildings will not start until the development project is completed and taken into use.

Gains or losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses, respectively.

Impairment of fixed assets

The carrying amount of property, plant and equipment is tested for impairment, other than what is reflected through normal depreciation, on an annual basis.

Receivables

Receivables are measured at amortised cost.

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.