

**KEEP Svea HoldCo ApS**  
c/o Keystone Investment  
Management Havnegade 39  
1058 Copenhagen K  
Business Registration No  
39367114

## **Annual report 2018**

The Annual General Meeting adopted the annual report on 22.05.2019

### **Chairman of the General Meeting**

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Name: Maja Hesselberg

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## Entity details

### Entity

KEEP Svea HoldCo ApS  
c/o Keystone Investment Management Havnegade 39  
1058 Copenhagen K

Central Business Registration No (CVR): 39367114

Registered in: Copenhagen

Financial year: 01.01.2018 - 31.12.2018

### Executive Board

Alexander Joshua Druttman  
Morten Sennecker Schultz  
Hugo Marcus Vernon Black

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
Postboks 1600  
0900 København C

## Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of KEEP Svea HoldCo ApS for the financial year 01.01.2018 - 31.12.2018.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 22.05.2019

### Executive Board

Alexander Joshua Druttman

Morten Sennecker Schultz

Hugo Marcus Vernon Black

# Independent auditor's extended review report

## To the shareholders of KEEP Svea HoldCo ApS

### Conclusion

We have performed an extended review of the financial statements of KEEP Svea HoldCo ApS for the financial year 01.01.2018 - 31.12.2018, 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 in accordance with the Danish Financial Statements Act.

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018 in accordance with the Danish Financial Statements Act.

### Basis for conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements". 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.

### Auditor's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

## Independent auditor's extended review report

The procedures performed in an extended review are less in scope than 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.

Based on the work we have performed, we conclude that the management commentary is in accordance with 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, 22.05.2019

## Deloitte

Statsautoriseret Revisionspartnerselskab

Central Business Registration No (CVR) 33963556

Lars Andersen

State Authorised Public Accountant

Identification No (MNE) mne27762

## Management commentary

### Primary activities

The Company's purpose is to operate as holding company by owning investments in enterprises that acquire, sell and manage real estate both directly and through a company.

### Development in activities and finances

The company realised a loss of 1.187 thousand which is as expected by the management.

Management expects a positive results for 2019.

### Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

## Income statement for 2018

	<u>Notes</u>	<u>2018 DKK</u>
Other external expenses		<u>(33.437)</u>
<b>Operating profit/loss</b>		<b>(33.437)</b>
Other financial expenses	1	<u>(1.488.650)</u>
<b>Profit/loss before tax</b>		<b>(1.522.087)</b>
Tax on profit/loss for the year	2	<u>334.859</u>
<b>Profit/loss for the year</b>		<b><u>(1.187.228)</u></b>
<b>Proposed distribution of profit/loss</b>		
Retained earnings		<u>(1.187.228)</u>
		<b><u>(1.187.228)</u></b>



## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018</u> <u>DKK</u>
Investments in group enterprises		3.881.120
<b>Fixed asset investments</b>	3	<u><b>3.881.120</b></u>
<b>Fixed assets</b>		<u><b>3.881.120</b></u>
Other receivables	4	3.087.206
Joint taxation contribution receivable		334.859
<b>Receivables</b>		<u><b>3.422.065</b></u>
<b>Cash</b>		<u><b>5.664.394</b></u>
<b>Current assets</b>		<u><b>9.086.459</b></u>
<b>Assets</b>		<u><b>12.967.579</b></u>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018</u> <u>DKK</u>
Contributed capital	5	60.000
Retained earnings		<u>12.774.243</u>
<b>Equity</b>		<b><u>12.834.243</u></b>
Trade payables		<u>133.336</u>
<b>Current liabilities other than provisions</b>		<b><u>133.336</u></b>
<b>Liabilities other than provisions</b>		<b><u>133.336</u></b>
<b>Equity and liabilities</b>		<b><u>12.967.579</u></b>
Contingent liabilities	6	

## Statement of changes in equity for 2018

	<b>Contributed capital DKK</b>	<b>Share premium DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
	<u>DKK</u>	<u>DKK</u>	<u>DKK</u>	<u>DKK</u>
Contributed upon formation	50.000	0	0	50.000
Increase of capital	10.000	13.961.471	0	13.971.471
Transferred from share premium	0	(13.961.471)	13.961.471	0
Profit/loss for the year	<u>0</u>	<u>0</u>	<u>(1.187.228)</u>	<u>(1.187.228)</u>
<b>Equity end of year</b>	<b><u>60.000</u></b>	<b><u>0</u></b>	<b><u>12.774.243</u></b>	<b><u>12.834.243</u></b>

## Notes

	<b>2018</b>
	<b>DKK</b>
	<u>                    </u>
<b>1. Other financial expenses</b>	
Other financial expenses	1.488.650
	<b><u>1.488.650</u></b>
	<b>2018</b>
	<b>DKK</b>
	<u>                    </u>
<b>2. Tax on profit/loss for the year</b>	
Change in deferred tax	(334.859)
	<b><u>(334.859)</u></b>
	<b>Invest-</b>
	<b>ments in</b>
	<b>group</b>
	<b>enterprises</b>
	<b>DKK</b>
	<u>                    </u>
<b>3. Fixed asset investments</b>	
Additions	3.881.120
<b>Cost end of year</b>	<b><u>3.881.120</u></b>
<b>Carrying amount end of year</b>	<b><u>3.881.120</u></b>

The additions above are prepayments related to the establishment of a subsidiary in 2019/20.

#### 4. Other receivables

The Entity has entered into an interest rate cap transaction with a cap rate of 3% effective as of 01.07.2020. As of 01.07.2025 the notional amount is 203,625,000 and the fair value as of 31.12.2018 is 3,087,206 DKK in favour of the Entity. The termination date is 01.07.2025.

	<b>Number</b>	<b>Par value</b>	<b>Nominal</b>
		<b>DKK</b>	<b>value</b>
			<b>DKK</b>
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>5. Contributed capital</b>			
A-Shares	54.000	1	54.000
B-Shares	6.000	1	6.000
	<b><u>60.000</u></b>		<b><u>60.000</u></b>

## Notes

### **6. Contingent liabilities**

The Entity participates in a Danish joint taxation arrangement in which KEEP II GKL 1 ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes ext. for the jointly taxed entities and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities.

## Accounting policies

### Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

### Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

### Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses.

### Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Derivative financial instruments are recognised under other receivables or other payables.

### Income statement

#### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc.

#### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

## Accounting policies

### **Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

### **Balance sheet**

#### **Investments in group enterprises**

Investments in group enterprises are measured at cost and are written down to the lower of recoverable amount and carrying amount.

#### **Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

#### **Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

#### **Cash**

Cash comprises cash in hand and bank deposits.

#### **Other financial liabilities**

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