Coldplay - Denmark Portfolio ApS

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

CVR no. 39 97 90 55

Annual report for 2018/19

Adopted at the annual general meeting on 2 October 2020

Victoria Cornelia Christensen
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of Coldplay - Denmark Portfolio ApS for the financial year 17 October 2018 - 31 December 2019.

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 company's financial position at 31 December 2019 and of the results of the company's operations for the financial year 17 October 2018 - 31 December 2019.

In my 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, 2 October 2020

Executive board

Yves Barthels
director

Independent auditor's report

To the shareholder of Coldplay - Denmark Portfolio ApS

Opinion

We have audited the financial statements of Coldplay - Denmark Portfolio ApS for the financial year 17 October 2018 - 31 December 2019, which comprise income statement, statement of other comprehensive income, balance sheet, statement of changes in equity, notes and summary of significant accounting policies. The financial statements are prepared under the International Financial Reporting Standards as adopted by the EU and additional requirements of 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 2019 and of the results of the company's operations for the financial year 17 October 2018 - 31 December 2019 in accordance with the International Financial Reporting Standards as adopted by the EU and additional requirements of 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.

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.

Independent auditor's report

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.

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 International Financial Reporting Standards as adopted by the EU and additional requirements of 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.

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.

Independent auditor's report

- 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, 2 October 2020

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR no. 33 77 12 31

Martin Enderberg Lassen
State Authorized Public Accountant
MNE no. mne40044

Company details

The company	Coldplay - Denmark Portfolio ApS c/o Harbour House Sundkrogsgade 21 DK-2100 Copenhagen CVR no.: 39 97 90 55 Reporting period: 17 October 2018 - 31 December 2019 Domicile: Copenhagen
Executive board	Yves Barthels, director
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup
Consolidated financial statements	The company is included in the consolidated financial statements of Curzon Capital Partners 5 Long-Life LP. The group annual report of may be obtained at the following address: Berkley Square House 8th Floor Berkley Square London W1J 6DB

Management's review

Business review
The object of the company is investment in, possession of, administration and development of properties, and any business related hereto.

Recognition and measurement uncertainties
The recognition and measurement of items in the annual report is not associated with any uncertainty.

Unusual matters
The company's financial position at 31 December 2019 and the results of its operations for the financial year ended 31 December 2019 are not affected by any unusual matters.

Financial review
The company's income statement for the year ended 31 December 2019 shows a loss of TEUR 1.873, and the balance sheet at 31 December 2019 shows negative equity of TEUR 1.866.

Significant events occurring after the end of the financial year
The emergence of the COVID-19 coronavirus in 2020 has had a significant impact on economies and resulted in severe restrictions of movement of people across Denmark. It is likely that this could result in a reduction in the future value of the Company's investments and this impact may be material. However, as of the date of approving the financial statements, the Directors are unable to reliably measure the potential impact. The Directors are assessing the recoverability of the rental income from the tenants of the property held by the
General Partnership in light of COVID-19. The Directors are unable to reliably measure the potential impact to date.

The Directors continue to be in close contact with all of the Company's service providers to ensure the continuity of the Company's ongoing operations, assess liquidity, tenant obligations, lending arrangements and the basis for the values and estimates reported in the financial statements and accompanying notes. In addition, management are evaluating the impact a second wave of COVID-19 across Denmark could have on the Company.

The Directors have assessed the impact on the financial statements as of 31 December 2019 and have concluded COVID-19 to be a non-adjusting event.

Income statement 17 October - 31 December

	Note	2018/19
		TEUR
Gross profit		**333**
Fair value adjustments of investment properties		-1.876
Financial expenses	2	-305
Profit/loss before tax		**-1.848**
Tax on profit/loss for the year		-25
Profit/loss for the year		**-1.873**

Distribution of profit

Retained earnings	-1.873
	-1.873

Balance sheet 31 December

	Note	2018/19
		TEUR
Assets		
Investment properties	3	15.842
Tangible assets		**15.842**
Total non-current assets		**15.842**
Trade receivables		411
Other receivables		95
Prepayments		55
Receivables		**561**
Cash at bank and in hand		**199**
Total current assets		**760**
Total assets		**16.602**

Balance sheet 31 December

	Note	2018/19
		TEUR
Equity and liabilities		
Share capital		7
Retained earnings		-1.873
Equity		**-1.866**
Payables to group entities		18.069
Total non-current liabilities	4	**18.069**
Trade payables		47
Payables to group entities		305
Corporation tax		25
Other payables		22
Total current liabilities		**399**
Total liabilities		**18.468**
Total equity and liabilities		**16.602**
Contingent liabilities	5	

Statement of changes in equity

	Share capital	Retained earnings	Total
Equity at 17 October 2018	7	0	7
Net profit/loss for the year	0	-1.873	-1.873
Equity at 31 December 2019	**7**	**-1.873**	**-1.866**

Notes

	2018/19
	TEUR
1 Staff expenses	
Average number of employees	0

2 Financial expenses	
Financial expenses, group entities	305
	305

3 Tangible assets

	Investment properties
Cost at 17 October 2018	17.718
Additions for the year	0
Disposals for the year	0
Cost at 31 December 2019	17.718
Impairment losses for the year	1.876
Impairment losses and depreciation at 31 December 2019	1.876
Carrying amount at 31 December 2019	**15.842**

Notes

3 Tangible assets (continued)

Investment properties arey is initially measured at cost including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating. The carrying amount also includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Subsequent to initial recognition, investment properties arey is stated at fair value, which represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction at the date of valuation, which reflects the market conditions at the Statement of Financial Position annual report date. Gains or losses arising from changes in the fair values are included in the Statement of Comprehensive Income in the year in which they arise.

The fair value of the properties acquired in the year ended 31 December 2019 have been arrived at via valuations carried out by external valuers. Valuations are performed by professional valuers, CBRE, who hold recognised professional qualifications and have experience in the location and category of the investment property being valued. The fair value of the investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

The fair value of investment properties is determined by the investment method, which requires the use of estimates such as future cash flows from assets (such as lettings, tenants' profiles, future revenue streams, capital values of fixtures and fittings, plant and machinery, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets, as well as the significant unobservable inputs. In addition, development risks (such as construction and letting risks) are also taken into consideration when determining the fair value of investment properties under construction. These estimates are based on local market conditions existing at the Statement of Financial Position date.

The significant assumptions used in the valuation are as follows:

The fair value of investments properties amounts to 15.841.504 EUR

Expected idle rent in % of rental income: 0%

Maintenance costs in % of rental income: 0%

Administrative expenses in % of rental income 34.9%

Coldplay - Denmark Portfolio ApS is part of an investment portfolio across Germany and Denmark, which has an expected combined net internal rate of return of 9.4% over the hold period.

Notes

4 Long term debt

	Debt at 17 October 2018	Debt at 31 December 2019	Instalment next year	Debt outstanding after 5 years
Payables to group entities	0	18.069	0	0
	0	**18.069**	**0**	**0**

5 Contingent liabilities

As part of the due diligence work performed on these assets, it was determined that the owner's mortgage of DKK 6.000.000 that was registered on the Tingbjergvej Property was fully pledged with Jyske Bank A/S (central business reg. no 17616617). While management have not been able to provide sufficient audit evidence that this pledge has been resolved on Closing, clause 3.6 of the Purchase Agreement states that the Escrow Agent is to release a part of the Danish Purchase Price Payment to redeem the pledge secured in the owner's mortage of DKK 6.000.000 registered on the property located in Tingbjergvej.

Accounting policies

The annual report of Coldplay - Denmark Portfolio ApS for 2018/19 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 2018/19 is presented in TEUR

As 2018/19 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 installments 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, changes in inventories of finished goods and work in progress and other operating income less costs of raw materials and consumables and other external expenses.

Accounting policies

Revenue
Income comprises of rent, which is recognised in the income statement over the rent period.

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Other external expenses
Other external expenses include expenses related to administration, premises etc.

Amortisation, depreciation and impairment losses
Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

Value adjustments of investment properties
Value adjustments of investment property comprise the year's changes in the fair value of investment property and relating payables.

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, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities and foreign currency transactions, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Tax on profit/loss for the year
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

Investment properties
Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition.

Accounting policies

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

Receivables
Receivables are measured at amortised cost.

Prepayments
Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

Cash and cash equivalents
Cash and cash equivalents comprise cash and short-term securities whose remaining life is less than three months and which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

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.

Deferred tax assets, including the tax base of tax losses allowed for carry forward, are measured at the value to which the asset is expected to be realised, either as a set-off against tax on future income or as a set-off against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at net realisable value.

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.