

DK RESI PROPCO FREDENSGADE APS

ANTOINETTEVEJ 2, 2500 VALBY

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2017

**The Annual Report has been presented and
adopted at the Company's Annual General
Meeting on 12 March 2018**

Chairman of the General Meeting

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COMPANY DETAILS**Company**

DK Resi Propco Fredensgade ApS
Antoinettevej 2
2500 Valby

CVR no.: 70 79 66 19
Established: 7 December 1982
Registered Office: Copenhagen
Financial Year: 1 January - 31 December

Board of Executives

Donatella Fanti
Solveig Diana Hoffmann
Karsten Hagel

Auditor

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 København S

STATEMENT BY BOARD OF EXECUTIVES

Today the Board of Executives have discussed and approved the Annual Report of DK Resi Propco Fredensgade ApS for the financial year 1 January - 31 December 2017.

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 Company's financial position at 31 December 2017 and of the results of the Company's operations for the financial year 1 January - 31 December 2017.

The Management commentary includes in our opinion a fair presentation of the matters dealt with in the review.

We recommend the General Meeting to opt out of audit for the Annual Report for 1 January - 31 December 2018. The Board of Executives consider the conditions for opting out of audit to be fulfilled.

We recommend the Annual Report be approved at the Annual General Meeting.

Copenhagen, 12 March 2018

Board of Executives

Donatella Fanti

Solveig Diana Hoffmann

Karsten Hagel

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of DK Resi Propco Fredensgade ApS

Opinion

We have audited the financial statements of DK Resi Propco Fredensgade ApS for the financial year 01.01.2017 - 31.12.2017, which comprise the income statement, balance sheet 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 Entity's financial position at 31.12.2017 and of the results of its operations for the financial year 01.01.2017 - 31.12.2017 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements 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 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 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 audit 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 audit 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 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 commentary.

Copenhagen, 12 March 2018

Deloitte Statsautoriseret Revisionspartnerselskab
CVR-nr. 33 96 35 56

Lars Andersen
State Authorised Public Accountant
MNE-nr. 34506

MANAGEMENT COMMENTARY

Principal activities

The objects of the company are acquisition, sale and letting out of real property.

Exceptional matters

The company has changed its accounting policies during the financial year and it now recognises investment properties at cost less accumulated depreciation while the properties were earlier recognised at fair market value.

The new policy provides current systematic depreciation over the property's useful life instead of the earlier current value adjustments to fair market value. The comparative figures for last year are changed in accordance with the new policy.

Reference is made to the description under accounting policies, including the description of the impact of the change of policy on the annual report.

Development in activities and financial position

It is Management's assessment that the Company has sufficient capital resources, including liquidity, for its continued operations in the financial year 2018.

Furthermore, it is Management's assessment that operations for the coming financial years will be able to generate profits/or contribution of additional capital can be obtained, which will reestablish the share capital.

Significant events after the end of the financial year

No events have occurred after the end of the financial year of material importance for the company's financial position.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	Note	2017 DKK	2016 DKK
GROSS LOSS		-1.726.401	3.573.243
Staff costs.....	1	-50.809	-362.987
Depreciation, amortisation and impairment.....		-291.472	-319.467
Other operating expenses.....		-1.310.926	0
OPERATING LOSS		-3.379.608	2.890.789
Result of equity investments in group and associates.....		0	841.812
Other financial income.....	2	481.658	5.899
Other financial expenses.....	3	-1.087.996	-3.016.650
PROFIT BEFORE TAX		-3.985.946	721.850
Tax on profit/loss for the year.....	4	1.004.839	-132.512
PROFIT FOR THE YEAR		-2.981.107	589.338
PROPOSED DISTRIBUTION OF PROFIT			
Retained earnings.....		-2.981.107	589.338
TOTAL		-2.981.107	589.338

BALANCE SHEET AT 31 DECEMBER

ASSETS	Note	2017 DKK	2016 DKK
Land and buildings.....		14.859.297	11.261.349
Other plant, machinery, tools and equipment.....		0	79.319
Tangible fixed assets.....	5	14.859.297	11.340.668
FIXED ASSETS.....		14.859.297	11.340.668
Trade receivables.....		465.731	28.841
Receivables from group enterprises.....		0	24.817.549
Deferred tax assets.....		5.024.495	4.019.656
Other receivables.....		363.834	16.817
Prepayments and accrued income.....		35.488	73.635
Receivables.....		5.889.548	28.956.498
Cash and cash equivalents.....		6.334.346	8.822.690
CURRENT ASSETS.....		12.223.894	37.779.188
ASSETS.....		27.083.191	49.119.856
EQUITY AND LIABILITIES			
Share capital.....		200.000	200.000
Retained earnings.....		-22.869.626	-19.888.519
EQUITY.....	6	-22.669.626	-19.688.519
Mortgage debt.....		0	62.189.314
Long-term liabilities.....	7	0	62.189.314
Short-term portion of long-term liabilities.....	7	0	450.000
Interest rate swap.....		0	1.864.008
Trade payables.....		458.054	114.737
Payables to group enterprises.....		42.289.104	0
Corporation tax.....		1.061	629.222
Other liabilities.....		3.115.296	839.896
Accruals and deferred income.....		1.168.104	0
Prepayments received from customers.....		2.721.198	2.721.198
Current liabilities.....		49.752.817	6.619.061
LIABILITIES.....		49.752.817	68.808.375
EQUITY AND LIABILITIES.....		27.083.191	49.119.856
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	2017 DKK	2016 DKK	Note
Staff costs			1
Average number of employees 1 (2016: 1)			
Wages and salaries.....	46.716	359.579	
Pensions.....	1.302	0	
Social security costs.....	0	3.408	
Other staff costs.....	2.791	0	
	50.809	362.987	
Other financial income			2
Group enterprises.....	477.133	0	
Other interest income.....	4.525	5.899	
	481.658	5.899	
Other financial expenses			3
Group enterprises.....	488.545	0	
Other interest expenses.....	599.451	3.016.650	
	1.087.996	3.016.650	
Tax on profit/loss for the year			4
Calculated tax on taxable income of the year.....	0	629.222	
Adjustment of deferred tax.....	-1.004.839	-496.710	
	-1.004.839	132.512	
Tangible fixed assets			5
	Land and buildings	Other plant, machinery, tools and equipment	
Cost at 1 January 2017.....	20.267.653	139.975	
Additions.....	3.876.589	0	
Disposals.....	0	-139.975	
Cost at 31 December 2017.....	24.144.242	0	
Depreciation and impairment losses at 1 January 2017.....	9.006.304	60.656	
Reversal of depreciation of assets disposed of.....	0	-73.487	
Depreciation for the year.....	278.641	12.831	
Depreciation and impairment losses at 31 December 2017...	9.284.945	0	
Carrying amount at 31 December 2017.....	14.859.297	0	

NOTES

	Note
Equity	6

	Share capital	Retained earnings	Total
Equity at 1 January 2017.....	200.000	57.127.630	57.327.630
Change of equity due to change of policy.....		-77.016.149	-77.016.149
Adjusted equity at 1 January 2017.....	200.000	-19.888.519	-19.688.519
Proposed distribution of profit.....		-2.981.107	-2.981.107
Equity at 31 December 2017.....	200.000	-22.869.626	-22.669.626

Long-term liabilities	7
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	1/1 2017 total liabilities	31/12 2017 total liabilities	Repayment next year	Debt outstanding after 5 years
Mortgage debt.....	62.639.314	0	0	0
	62.639.314	0	0	0

Contingencies etc.	8
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Joint liabilities

The company is jointly and severally liable together with the parent company and the other group companies in the joint taxable group for tax on the group's joint taxable income and for certain possible withholding taxes such as dividend tax and royalty tax, and for the joint registration of VAT.

Tax payable of the group's joint taxable income is stated in the annual report of DK Resi Holdco I ApS, which serves as management company for the joint taxation.

Consolidated financial statements	9
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The company is included in the consolidated financial statements of Calder Topco S.à.r.l., 2-4 Rue Eugène, Rupert Luxembourg, L-2453 Luxembourg.

ACCOUNTING POLICIES

The annual report of DK Resi Propco Fredensgade ApS for 2017 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class B and certain provisions to reporting class C.

The annual report is prepared consistently with the accounting policies applied last year, except for the following changes:

Change in accounting policies

The accounting policies have been changed in the following areas:

- The company's investment properties were earlier measured at fair market value. The policy is changed and investment properties are now recognised and measured at cost less accumulated depreciation.

The reason for the change of policy is that the company during the year was acquired by a new group applying this accounting policy.

The comparative figures relating to the change of policy have been adjusted concerning last year. The change of policy for the comparative figures is recognised directly in equity at beginning of the year, see the equity note.

The comparative figures are changed in the following areas

There is no accumulated effect of the change of policy for 2017. For 2016, the result before tax for the year is changed by DKK ('000) -27.665 and after tax by DKK ('000) -21.579, whereas the balance sheet total at beginning of the year is reduced by DKK ('000) 97,919 and equity at 1 January 2017 is reduced by DKK ('000) 77,016. The deferred tax at beginning of the year is changed by DKK ('000) 21,722 as a result of the change of policy.

INCOME STATEMENT

Gross profit or loss

Gross Profit or loss comprises revenue and external expenses.

Net revenue

Rental income and expenses have been accrued to cover the period up to the end of the financial year. Payments charged to cover heating are not included in rental income.

Other operating income

Other operating income includes items of a secondary nature in relation to the enterprises' principal activities, including profit from sale of intangible and tangible fixed assets.

Other operating expenses

Other operating expenses include items of a secondary nature in relation to the enterprises' principal activities, including loss from sale of intangible and tangible fixed assets.

Other external expenses

Other external expenses include cost of sales, advertising, administration, buildings, bad debts, operating lease expenses, etc.

Staff costs

Staff costs comprise wages and salaries, including holiday pay and pensions and other costs for social security etc. for the company's employees. Repayments from public authorities are deducted from staff costs.

ACCOUNTING POLICIES

Investments in associates

The income statement of the owner company recognises the proportional share of the results of each associate after proportional elimination of intercompany profits/losses and deduction of amortisation of goodwill.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

Tax

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that may be attributed to the profit for the year, and is recognised directly in the equity by the portion that may be attributed to entries directly to the equity.

BALANCE SHEET

Tangible fixed assets

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	Useful life	Residual value
Buildings.....	50 years	25 %

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Impairment of fixed assets

The carrying amount of tangible assets are valued on an annual basis for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the net realisable value is lower than the carrying amount, the assets are written down to the lower value.

The recoverable amount is calculated at the higher of net selling price and capital value. The capital value is determined as the fair value of the expected net cash flows from the use of the asset or group of assets and the expected net cash flows from sale of the asset or group of assets after the end of its useful life.

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by impairment losses to meet expected losses.

ACCOUNTING POLICIES

Accruals, assets

Accruals recognised as assets include costs incurred relating to the subsequent financial year.

Cash and cash equivalents

Cash comprises bank deposits.

Tax payable and deferred tax

Current tax liabilities and receivable current tax are recognised in the balance sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

The company is subject to joint taxation with Danish group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in tax-on-account scheme. Joint taxation contributions receivable and payable are recognised in the balance sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against 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 under the legislation in force on the balance sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities

Amortised cost of current liabilities usually corresponds to nominal value.

Accruals, liabilities

Accruals recognised as liabilities include payments received regarding income in subsequent years.