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BRE/Copenhagen Hotel Holding ApS
Central Business Registration No
30176758

Annual report 2013

The Annual General Meeting adopted the annual report on 30.05.2014

Chairman of the General Meeting


Name: Diana Hoffmann

Member of Deloitte Touche Tohmatsu Limited

Contents

	<u>Page</u>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's reports	3
Management commentary	5
Accounting policies	6
Income statement for 2013	8
Balance sheet at 31.12.2013	9
Statement of changes in equity for 2013	11
Notes	12

Entity details

Entity

BRE/Copenhagen Hotel Holding ApS

Holbergsgade 14, 2. tv

1057 København K

Central Business Registration No: 30176758

Registered in: København

Financial year: 01.01.2013 - 31.12.2013

Executive Board

Ole Meier Sørensen

Diana Hoffmann

Johannes Wilhelmus Groen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

0900 København C

Statement by Management on the annual report

The Executive Board have today considered and approved the annual report of BRE/Copenhagen Hotel Holding ApS for the financial year 01.01.2013 - 31.12.2013.

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 31.12.2013 and of the results of its operations for the financial year 01.01.2013 - 31.12.2013.

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, 30.05.2014

Executive Board


Ole Meier Sørensen


Diana Hoffmann


Johannes Wilhelmus Groen

Independent auditor's reports

To the owners of BRE/Copenhagen Hotel Holding ApS

Report on the financial statements

We have audited the financial statements of BRE/Copenhagen Hotel Holding ApS for the financial year 01.01.2013 - 31.12.2013, which comprise the accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared in accordance with the Danish Financial Statements Act.

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 as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing and additional requirements under Danish audit regulation. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Entity's preparation of financial statements that give a true and fair view 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Our audit has not resulted in any qualification.

Opinion

In our opinion, the financial statements give a true and fair view of the Company's financial position at 31.12.2013 and of the results of its operations for the financial year 01.01.2013 - 31.12.2013 in accordance with the Danish Financial Statements Act.

Statement on the management commentary

Pursuant to the Danish Financial Statements Act, we have read the management commentary. We have not performed any further procedures in addition to the audit of the financial statements.

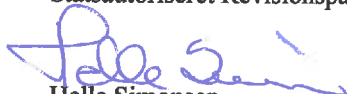
Independent auditor's reports

On this basis, it is our opinion that the information provided in the management commentary is consistent with the financial statements.

Copenhagen, 30.05.2014

Deloitte

Statsautoriseret Revisionspartnerselskab



Helle Simonsen
statsautoriseret revisor

Management commentary

Primary activities

The object of the Company is to be a holding company, including to grant credits and loans, make investments in subsidiaries, carry on commercial and manufacturing business and activities related thereto.

Development in activities and finances

Loss for the year amounts to DKK 242 thousand, which is mainly due to administrative expenses.

Management believes that the subsidiary will be able to deliver a significant improvement in performance for 2014 due to expected ongoing improvement of the hotel market, the newly renovated product and extensive sales and marketing efforts to promote sales in low demand periods.

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.

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.

The accounting policies applied for these financial statements are consistent with those applied last year.

Consolidated financial statements

Referring to section 112(2) of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

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.

Income statement

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including administrative expenses.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises as tax surcharge under the Danish Tax Prepayment Scheme etc.

Accounting policies

Balance sheet

Investments in group enterprises

Investments in group enterprises are measured at cost. Dividends received are recognized in the income statement. Investments are written down to the lower of recoverable amount and carrying amount.

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.

Income statement for 2013

	<u>Notes</u>	<u>2013 DKK</u>	<u>2012 DKK'000</u>
Other external expenses		<u>(187.382)</u>	<u>(143)</u>
Operating profit/loss		(187.382)	(143)
Other financial expenses		<u>(54.388)</u>	<u>(62)</u>
Profit/loss for the year		<u>(241.770)</u>	<u>(205)</u>
Proposed distribution of profit/loss			
Retained earnings		<u>(241.770)</u>	<u>(205)</u>
		<u>(241.770)</u>	<u>(205)</u>

Balance sheet at 31.12.2013

	<u>Notes</u>	<u>2013 DKK</u>	<u>2012 DKK'000</u>
Investments in group enterprises		<u>37.512.911</u>	<u>37.513</u>
Fixed asset investments	1	<u>37.512.911</u>	<u>37.513</u>
Fixed assets		<u>37.512.911</u>	<u>37.513</u>
Cash		<u>11.140</u>	<u>15</u>
Current assets		<u>11.140</u>	<u>15</u>
Assets		<u><u>37.524.051</u></u>	<u><u>37.528</u></u>

Balance sheet at 31.12.2013

	<u>Notes</u>	<u>2013 DKK</u>	<u>2012 DKK'000</u>
Contributed capital	2	156.336	156
Retained earnings		<u>36.607.719</u>	<u>36.850</u>
Equity		<u>36.764.055</u>	<u>37.006</u>
Debt to group enterprises		683.121	443
Other payables		<u>76.875</u>	<u>79</u>
Current liabilities other than provisions		<u>759.996</u>	<u>522</u>
Liabilities other than provisions		<u>759.996</u>	<u>522</u>
Equity and liabilities		<u>37.524.051</u>	<u>37.528</u>
Contingent assets	3		
Consolidation	4		

Statement of changes in equity for 2013

	Contributed capital DKK	Retained ear- nings DKK	Total DKK
Equity beginning of year	156.336	36.849.489	37.005.825
Profit/loss for the year	0	(241.770)	(241.770)
Equity end of year	156.336	36.607.719	36.764.055

Notes

	Investments in group enterprises DKK
1. Fixed asset investments	
Cost beginning of year	<u>258.503.919</u>
Cost end of year	<u>258.503.919</u>
Impairment losses beginning of year	<u>(220.991.008)</u>
Impairment losses end of year	<u>(220.991.008)</u>
Carrying amount end of year	<u>37.512.911</u>

	<u>Registered in</u>	<u>Corpo- rate form</u>	<u>Equity interest %</u>	<u>Equity DKK</u>	<u>Profit/loss DKK</u>
Subsidiaries:					
Hotelinvest Kalvebod A/S	København	A/S	100,00	40.509.022	1.078.865

	<u>Number</u>	<u>Par value DKK</u>	<u>Nominal value DKK</u>
2. Contributed capital			
Ordinære anparter	<u>20.000</u>	7,82	<u>156.336</u>
	<u>20.000</u>		<u>156.336</u>

3. Contingent assets

The Company has a non-capitalized tax asset amounting to DKK 536 thousand relating to tax loss carry forwards.

4. Consolidation

Name and registered office of the Parent preparing consolidated financial statements for the largest group:

BRE/Europe 3p Sarl.