

**Ejendomsselskabet  
Strandpromenaden A/S**  
Strandpromenaden 2  
DK-8700 Horsens

**Ejendomsselskabet  
Strandpromenaden A/S**

Annual report 2015/16

The annual report was presented and adopted at the  
Company's annual general meeting

on 4/7 \_\_\_\_\_ 20 16

chairman



## **Contents**

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Company details	4
Financial statements 1 May 2015 – 30 April 2016	5
Accounting policies	5
Balance sheet	9
Notes	10

## **Statement by the Board of Directors and the Executive Board**

The Board of Directors and the Executive Board have today discussed and approved the annual report of Ejendomsselskabet Strandpromenaden A/S for the financial year 1 May 2015 – 30 April 2016.

The annual report has been 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 assets, liabilities and financial position at 30 April 2016 and of the results of the Company's operations for the financial year 1 May 2015 – 30 April 2016.

We recommend that the annual report be approved at the annual general meeting.

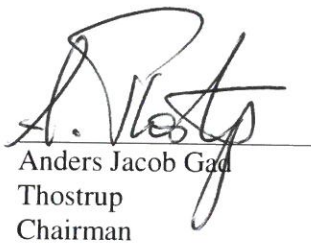
Hobro, 4 July 2016

Executive Board:



Henrik Karup Jørgensen

Board of Directors:



Anders Jacob Gad  
Thostrup  
Chairman



Henrik Karup Jørgensen



Steen Bødtker



## Independent auditor's report

To the shareholders of Ejendomsselskabet Strandpromenaden A/S

### Independent auditor's report on the financial statements

We have audited the financial statements of Ejendomsselskabet Strandpromenaden A/S for the financial year 1 May 2015 – 30 April 2016. The financial statements comprise accounting policies, income statement, balance sheet 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 that 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 as to 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company'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 Company'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 evaluating 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 opinion.

Our audit has not resulted in any qualification.

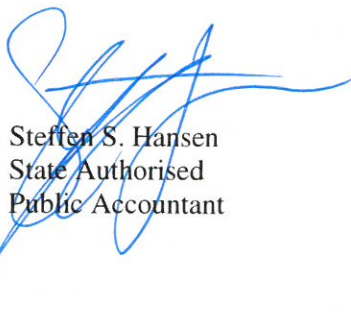
#### *Opinion*

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 30 April 2016 and of the results of the Company's activities for the financial year 1 May 2015 – 30 April 2016 in accordance with the Danish Financial Statements Act.

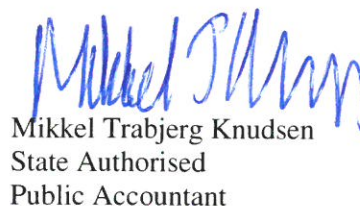
Aarhus, 4 July 2016

**KPMG**

Statsautoriseret Revisionspartnerselskab  
CVR no. 25 57 81 98



Steffen S. Hansen  
State Authorised  
Public Accountant



Mikkel Trabjerg Knudsen  
State Authorised  
Public Accountant

## **Company details**

Ejendomsselskabet Strandpromenaden A/S  
Strandpromenaden 2  
DK-8700 Horsens

CVR no.: 12 89 57 04  
Established: 2 March 1989  
Registered office: Horsens  
Financial year: 1 May 2015 – 30 April 2016

## **Principal activities**

The Company's activities consist of holding and letting out real property.

## **Board of Directors**

Anders Jacob Gad Thostrup  
Henrik Karup Jørgensen  
Steen Bødtker

## **Executive Board**

Henrik Karup Jørgensen

## **Auditor**

KPMG  
Statsautoriseret Revisionspartnerselskab  
Bredskifte Allé 13  
8210 Aarhus V  
Denmark

## **Annual general meeting**

The annual general meeting will be held on 4 July 2016.

## **Financial statements 1 May 2015 – 30 April 2016**

### **Accounting policies**

The annual report of Ejendomsselskabet Strandpromenaden A/S for 2015/16 has been presented in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

### **Income statement**

#### **Revenue**

Revenue from renting is recognised in the income statement when delivery and transfer of risk to the buyer have taken place before year end.

#### **Depreciation and impairment losses**

Depreciation and impairment losses comprise depreciation and impairment of property.

#### **Financial income and expenses**

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

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

Tax for the year comprises current tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement at the amount attributable to the profit/loss for the year and directly in equity at the amount attributable to entries directly in equity.

The Company is jointly taxed with its Danish group entities. The tax effect of the joint taxation is allocated to Danish entities in proportion to their taxable income.

## **Financial statements 1 May 2015 – 30 April 2016**

### **Accounting policies**

#### **Balance sheet**

##### **Property**

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

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	25 years
-----------	----------

Land is not depreciated.

Assets costing less than DKK 12,800 are expensed in the year of acquisition.

Gains and losses on the disposal of property are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

##### **Impairment of non-current assets**

The carrying amount of property is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

##### **Receivables**

Receivables are measured at amortised cost, which substantially corresponds to nominal value.

## **Financial statements 1 May 2015 – 30 April 2016**

### **Accounting policies**

#### **Equity**

##### *Dividends*

Proposed dividends are recognised as a liability at the date on which they are adopted at the annual general meeting (declaration date). The expected dividend payment for the year is disclosed as a separate item under equity.

#### **Corporation tax and deferred tax**

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

#### **Liabilities other than provisions**

Financial liabilities are recognised at the date of borrowing at cost, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest rate. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.



## **Financial statements 1 May 2015 – 30 April 2016**

### **Income statement**

DKK	Note	2015/16	2014/15
<b>Gross profit</b>		1,100,765	1,059,408
Depreciation of building		-119,682	-119,682
<b>Operating profit</b>		981,083	939,726
Financial income	1	121,182	83,689
Financial expenses		-992	-1,437
<b>Profit before tax</b>		1,101,273	1,021,978
Tax on profit for the year	2	-242,280	-250,262
<b>Profit for the year</b>		<u>858,993</u>	<u>771,716</u>
 <b>Proposed profit appropriation</b>			
Retained earnings		<u>858,993</u>	<u>771,716</u>

## Financial statements 1 May 2015 – 30 April 2016

### Balance sheet

DKK	Note	2015/16	2014/15
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Property, plant and equipment</b>	3		
Land and buildings		868,084	987,765
<b>Total non-current assets</b>		868,084	987,765
<b>Current assets</b>			
<b>Receivables</b>			
Receivables from group entities		3,508,065	2,482,506
Other receivables		5,408	0
		3,513,473	2,482,506
<b>Cash in bank and in hand</b>		11,728	0
<b>Total current assets</b>		3,525,201	2,482,506
<b>TOTAL ASSETS</b>		4,393,285	3,470,271
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	4		
Share capital		500,000	500,000
Retained earnings		3,400,743	2,541,750
<b>Total equity</b>		3,900,743	3,041,750
<b>Liabilities</b>			
<b>Current liabilities</b>			
Mortgage debt		0	25,431
Corporation tax		492,542	250,262
Other payables		0	152,828
		492,542	428,521
<b>Total liabilities</b>		492,542	428,521
<b>TOTAL EQUITY AND LIABILITIES</b>		4,393,285	3,470,271
<b>Contingent liabilities and other financial obligations</b>	5		

## Financial statements 1 May 2015 – 30 April 2016

### Notes

	2015/16	2014/15
<b>1 Financial income</b>		
DKK		
Interest from group entities	121,182	83,689
	<u>121,182</u>	<u>83,689</u>
<b>2 Tax on profit for the year</b>		
DKK		
Current tax for the year (joint taxation)	242,280	250,262
	<u>242,280</u>	<u>250,262</u>
<b>3 Property, plant and equipment</b>		
DKK		Buil-
Cost at 1 May 2015		dings
Cost at 30 April 2016		<u>2,992,040</u>
Impairment losses and depreciation at 1 May 2015		2,992,040
Depreciation for the year		<u>2,004,274</u>
Impairment losses and depreciation at 30 April 2016		119,682
<b>Carrying amount at 30 April 2016</b>		<u>2,123,956</u>
		<u>868,084</u>
Depreciated over		<u>25 years</u>

## Financial statements 1 May 2015 – 30 April 2016

### Notes

#### 4 Equity

DKK	Share capital	Retained earnings	Total
Balance at 1 May 2015	500,000	2,541,750	3,041,750
Transferred; see the profit appropriation	0	858,993	858,993
<b>Balance at 30 April 2016</b>	<b>500,000</b>	<b>3,400,743</b>	<b>3,900,743</b>

#### 5 Contingent liabilities and other financial obligations

##### Contingent liabilities

The Group's Danish entities are jointly and severally liable for tax on the Group's jointly taxed income, etc. Total corporation tax is disclosed in the Annual Report of Nopa Nordic A/S, which is the administrative company for the joint taxation. The Group's jointly taxed Danish entities are also jointly and severally liable for Danish tax sources in the form of dividend tax and interest tax.