JYSK A/S

Sødalsparken 18, DK-8220 Brabrand

Annual Report for 1 September 2016 - 31 August 2017

CVR No 13 59 04 00

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 31/01 2018

Uffe Baller Chairman

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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of JYSK A/S for the financial year 1 September 2016 - 31 August 2017.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the financial position at 31 August 2017 of the Company and of the results of the Company operations for 2016/17.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Aarhus, 31 January 2018

Executive Board

Jan Bøgh	Henrik Naundrup	Mikael Havndrup Nielsen
CEO		

Board of Directors

Lars Larsen	Hans Henrik Kjølby	Jan Bøgh
Chairman		

Jacob Brunsborg

Independent Auditor's Report

To the Shareholders of JYSK A/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 August 2017 and of the results of the Company's operations for the financial year 1 September 2016 - 31 August 2017 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of JYSK A/S for the financial year 1 September 2016 - 31 August 2017, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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 Financials Statements Act.

Based on the work we have performed, in our view, 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 in 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 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.

Independent Auditor's Report

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 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 Company's internal control.
- 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

Independent Auditor's Report

scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Aarhus, 31 January 2018 **PricewaterhouseCoopers** Statsautoriseret Revisionspartnerselskab *CVR No 33 77 12 31*

Jesper Lund State Authorised Public Accountant Henrik Berring Rasmussen State Authorised Public Accountant

Company Information

The Company JYSK A/S

Sødalsparken 18 DK-8220 Brabrand

Telephone: + 45 89 39 75 00 Facsimile: + 45 89 39 75 01 Website: www.jysk.com

CVR No: 13 59 04 00

Financial period: 1 September - 31 August

Municipality of reg. office: Aarhus

Board of Directors Lars Larsen, Chairman

Hans Henrik Kjølby

Jan Bøgh

Jacob Brunsborg

Executive Board Jan Bøgh, CEO

Henrik Naundrup

Mikael Havndrup Nielsen

Auditors PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

Nobelparken

Jens Chr. Skous Vej 1 DK-8000 Aarhus C

Bankers Nordjyske Bank A/S

Torvet 4 Postboks 123

9400 Nørresundby

Nordea Bank Danmark A/S Skt. Clemens Torv 2-6

8000 Aarhus C

Financial Highlights

Seen over a five-year period, the development of the Company is described by the following financial highlights:

	2016/17	2015/16	2014/15	2013/14	2012/13
	DKK '000				
Key figures					
Profit/loss					
Revenue	3.887.000	3.673.825	3.450.551	3.275.573	3.049.174
Operating profit/loss	266.607	232.655	250.754	252.074	171.146
Profit/loss before financial income and					
expenses (EBIT)	1.043.272	968.567	924.427	876.850	759.084
Net financials	-22.108	-1.334	2.526	116	-5.787
Net profit/loss for the year	799.296	754.672	708.402	660.573	562.357
Balance sheet					
Balance sheet total	2.675.596	2.650.126	2.478.102	2.981.279	2.490.578
Equity	1.932.372	1.887.076	1.840.404	2.332.002	1.671.429
Investment in property, plant and equipment	324.012	135.184	22.378	17.541	17.758
Number of employees	1.394	1.372	1.326	1.288	1.233
Ratios					
Return on assets	39,0%	36,5%	37,3%	29,4%	30,5%
Solvency ratio	72,2%	71,2%	74,3%	78,2%	67,1%
Return on equity	41,9%	40,5%	34,0%	33,0%	37,1%

The ratios have been prepared in accordance with the recommendations and guidelines issued by the Danish Society of Financial Analysts. For definitions, see under accounting policies.

Management's Review

Principal activity

The principal activity of the Company is primarily retail and wholesale trade of everything for the bedroom, bathroom, living/dining room, curtains and garden furniture.

Our retail and wholesale activities are carried out from 102 stores in Denmark in addition to online sales, sales to fellow companies and franchise sales from the distribution centre in Uldum.

Development in the year

Revenue in JYSK A/S reached DKK 3.887 million compared to DKK 3.674 million last year. The improvement is attributable to increases in sales in existing stores, online sales, sales to fellow companies and in franchise sales.

Profit before financial income and expenses reached DKK 1.043 million compared to DKK 969 million last year.

Profit after tax for the year amounts to DKK 799 million.

Environmental initiatives

JYSK A/S makes an effort to constantly reduce the environmental impact related to our activities. Energy efficient store fittings and lightning are used in connection with new openings and store renovations, where possible, and we moreover work on reducing the use of air conditioning.

JYSK A/S currently seeks to upgrade to efficient operation and minimise mileage through optimised route planning.

Intellectual capital resources

Through specific, customised training programmes and our own training centre, JYSK A/S continues to develop competent employees who are able to handle operational management in the Group's retail stores.

Statement of corporate social responsibility

The statement required under section 99(a) of the Danish Financial Statements Act are contained in the Consolidated Financial Statement of Anpartsselskabet af 19. december 2014, Aarhus.

Statement on gender composition

The statement required under section 99(b) of the Danish Financial Statements Act are contained in the Consolidated Financial Statement of Anpartsselskabet af 19. december 2014, Aarhus.

Management's Review

Subsequent events

No material subsequent events have been identified.

Development expectations

JYSK A/S expects the 2017/18 profit to reach a level which is unchanged compared to 2016/17.

Income Statement 1 September - 31 August

	Note	2016/17	2015/16
		DKK '000	DKK '000
Revenue		3.887.000	3.673.825
Other operating income		776.665	735.942
Cost of goods sold		-2.381.125	-2.298.497
Other external expenses		-592.053	-575.621
Gross profit/loss		1.690.487	1.535.649
Staff expenses	1	-619.169	-547.876
Depreciation, amortisation and impairment of intangible assets and			
property, plant and equipment	2	-28.046	-19.176
Other operating expenses		0	-30
Profit/loss before financial income and expenses		1.043.272	968.567
Financial income	3	9.031	6.717
Financial expenses	4	-31.139	-8.051
Profit/loss before tax		1.021.164	967.233
Tax on profit/loss for the year	5	-221.868	-212.561
Net profit/loss for the year		799.296	754.672
Distribution of profit			
Proposed distribution of profit			
Proposed dividend for the year		799.000	754.000
Retained earnings		296	672
		799.296	754.672

Balance Sheet 31 August

Assets

	Note	2016/17	2015/16
		DKK '000	DKK '000
Other fixtures and fittings, tools and equipment		40.958	16.825
Trucks and cars		23.349	24.978
Leasehold improvements		12.873	11.681
Assets under construction		373.528	103.738
Property, plant and equipment	6	450.708	157.222
Deposits		57.742	56.559
Other investments		152.783	398.707
Fixed asset investments	7	210.525	455.266
Fixed assets		661.233	612.488
Inventories		764.038	834.453
Trade receivables		546.070	228.329
Receivables from group enterprises		5.992	22.592
Other receivables		580.457	851.145
Deferred tax asset	8	9.607	11.905
Corporation tax		21.108	0
Prepayments	9	18.483	7.940
Receivables		1.181.717	1.121.911
Cash at bank and in hand		68.608	81.274
Currents assets		2.014.363	2.037.638
Assets		2.675.596	2.650.126

Balance Sheet 31 August

Liabilities and equity

	Note	2016/17	2015/16
		DKK '000	DKK '000
Share capital		500	500
Retained earnings		1.132.872	1.132.576
Proposed dividend for the year		799.000	754.000
Equity	10	1.932.372	1.887.076
Credit institutions		0	75.346
Prepayments received from customers		18.303	19.504
Trade payables		280.506	275.561
Corporation tax		236.678	213.788
Other payables		203.615	172.923
Deferred income	11	4.122	5.928
Short-term debt		743.224	763.050
Debt		743.224	763.050
Liabilities and equity		2.675.596	2.650.126
Contingent assets, liabilities and other financial obligations	12		
Related parties	13		
Accounting Policies	14		

Statement of Changes in Equity

	Share capital	Retained earnings	Proposed dividend for the year	Total
	DKK '000	DKK '000	DKK '000	DKK '000
Equity at 1 September	500	1.132.576	754.000	1.887.076
Ordinary dividend paid	0	0	-754.000	-754.000
Net profit/loss for the year	0	296	799.000	799.296
Equity at 31 August	500	1.132.872	799.000	1.932.372

		2016/17	2015/16
1	Staff expenses	DKK '000	DKK '000
1	Stan expenses		
	Wages and salaries	572.310	503.985
	Pensions	37.454	34.719
	Other social security expenses	9.405	9.172
		619.169	547.876
	Including remuneration to the Executive Board	34.039	21.948
	Average number of employees	1.394	1.372
2	Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		
	Depreciation of property, plant and equipment	28.046	19.176
		28.046	19.176
	Which is specified as follows:		
	Other fixtures and fittings, tools and equipment	14.260	6.881
	Trucks and cars	10.207	9.395
	Leasehold improvements	3.579	2.900
		28.046	19.176
3	Financial income		
	Interest received from group enterprises	4.154	13
	Other financial income	4.877	6.704
		9.031	6.717
4	Financial expenses		
	Interest paid to group enterprises	0	290
	Other financial expenses	31.139	7.761
		31.139	8.051

				2016/17	2015/16
	m			DKK '000	DKK '000
5	Tax on profit/loss for the year				
	Current tax for the year			236.678	213.788
	Deferred tax for the year			2.298	-1.227
	Adjustment of tax concerning previous ye	ears		-17.108	0
				221.868	212.561
6	Property, plant and equipment				
		Other fixtures			
		and fittings,			
		tools and		Leasehold	Assets under
		equipment	Trucks and cars	improvements	construction
		DKK '000	DKK '000	DKK '000	DKK '000
	Cost at 1 September	345.974	47.876	31.331	103.737
	Additions for the year	7.303	10.763	5.060	300.886
	Disposals for the year	-251	-8.726	-290	0
	Transfers for the year	31.095	0	0	-31.095
	Cost at 31 August	384.121	49.913	36.101	373.528
	Impairment losses and depreciation at				
	1 September	329.149	22.898	19.649	0
	Depreciation for the year	14.259	10.207	3.579	0
	Reversal of impairment and				
	depreciation of sold assets	-245	-6.541	0	0
	Impairment losses and depreciation at				
	31 August	343.163	26.564	23.228	0
	Carrying amount at 31 August	40.958	23.349	12.873	373.528
				Term of the	

3-5 years

Depreciated over

4 years

lease

7 Fixed asset investments

/	Tixed disset investments		Other
		Deposits	investments
		DKK '000	DKK '000
	Cost at 1 September	56.559	398.707
	Additions for the year	1.195	0
	Disposals for the year	-12	0
	Transfers for the year	0	-245.924
	Cost at 31 August	57.742	152.783
	Carrying amount at 31 August	57.742	152.783
		2016/17	2015/16
8	Deferred tax asset	DKK '000	DKK '000
	Deferred tax asset at 1 September	11.905	10.678
	Amounts recognised in the income statement for the year	-2.298	1.227
	Deferred tax asset at 31 August	9.607	11.905
	Property, plant and equipment	-7.670	-9.259
	Other	-1.937	-2.646
	Transferred to deferred tax asset	9.607	11.905
		0	0
	Deferred tax has been provided at 22% corresponding to the current tax rate.		
	Deferred tax asset		
	Calculated tax asset	9.607	11.905
	Carrying amount	9.607	11.905

The recognised tax asset comprises property, plant and equipments expected to be utilised within the nearest future. In connection with the assessment of the utilisation of the tax asset, it is expected that the Company's profit will be increasing.

9 Prepayments

Prepayments primarily consist of prepaid expenses regarding rent, electricity and insurances etc.

10 Equity

The share capital is broken down as follow:

	Number	Nominal value
A-shares	50	50
B-shares	450	450
		500

11 Deferred income

Deferred income consists of payments received regarding gift vouchers, credit vouchers and prepaid sales.

12	Contingent assets, liabilities and other financial obligations	2016/17 DKK '000	2015/16 DKK '000
	Contingent assets		
	Warranties	6.924	7.362
	Rental and lease obligations		
	Tenancy commitments	1.432.777	1.379.713
	Other contingent liabilities		
	Letters of credit etc	42.440	38.812
	Other contractual obligations	47.654	56.130

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Anpartsselskabet af 19. december 2014, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

13 Related parties

Controlling interest

Controlling shareholder Controlling shareholder in Anpartsselskabet af 19. december 2014 Statements Act, no information describing transactions

Transactions

Referring to section 98 C, litra 7 of the Danish Financial Statements Act, no information describing transactions with related parties is provided.

Consolidated Financial Statements

Anpartsselskabet af 19. december 2014,

Lars Larsen, Svejbæk Søvej 14, DK-8600 Silkeborg

Sødalsparken 18, DK-8220 Brabrand

The company is included in the Group Annual Report of

Name Place of registered office

Anpartsselskabet af 19. december 2014 Brabrand, Denmark

14 Accounting Policies

The Annual Report of JYSK A/S for 2016/17 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C .

The accounting policies applied remain unchanged from last year.

Cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act and to the cash flow statement included in the consolidated financial statements of Anpartsselskabet af 19. december 2014, the Company has not prepared a cash flow statement.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

14 Accounting Policies (continued)

Income Statement

Revenue

Revenue from the sale of goods is recognised when the risks and rewards relating to the goods sold have been transferred to the purchaser, the revenue can be measured reliably and it is probable that the economic benefits relating to the sale will flow to the Company.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

In accordance with section 96(1) of the Danish Financial Statements Acts, disclosures on revenue broken down by business segments are not provided as the Company's Executive Board and Board of Directors assess that such disclosures would be very detrimental to the Company.

Cost of goods sold

Cost of goods sold comprise the raw materials and consumables consumed to achieve revenue for the year.

Other external expenses

Other external expenses comprise expenses for premises, sales and distribution as well as administrative expenses, etc.

Staff expenses

Staff expenses comprise wages and salaries as well as payroll expenses.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of property, plant and equipment.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company, including gains and losses on the sale of intangible assets and property, plant and equipment.

Financial income and expenses

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

14 Accounting Policies (continued)

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with its Parent Company. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance Sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the expected useful lives of the assets, which are:

Trucks and passenger cars 4 years

Other fixtures and fittings, tools

and equipment 3-5 years

Leasehold improvements Over the term of the lease

Gains and losses from current replacement of property, plant and equipment are expensed in "Depreciation".

Depreciation period and residual value are reassessed annually.

Assets costing less than DKK 25,000 are expensed in the year of acquisition.

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

14 Accounting Policies (continued)

Fixed asset investments

Fixed asset investments consist of deposits and other receivables.

Inventories

Inventories are measured at the lower of cost based on weighted average prices and net realisable value.

The net realisable value of inventories is calculated at the amount expected to be generated by sale of the inventories in the process of normal operations with deduction of selling expenses. The net realisable value is determined allowing for marketability, obsolescence and development in expected selling price.

The cost of goods for resale equals landed cost.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts. Provisions for bad debts are determined on the basis of an individual assessment of each receivable, and in respect of trade receivables, a general provision is also made based on the Company's experience from previous years.

Prepayments

Prepayments comprise prepaid expenses concerning rent, insurance premiums, subscriptions and interest.

Equity

Dividend

Dividend distribution proposed by Management for the year is disclosed as a separate equity item.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in 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 will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the de-

14 Accounting Policies (continued)

ferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Debts are measured at amortised cost, substantially corresponding to nominal value.

Deferred income

Deferred income comprises payments received in respect of income in subsequent years.

Financial Highlights

Explanation of financial ratios

Return on assets	Profit before financials x 100	
	Total assets	
Solvency ratio	Equity at year end x 100 Total assets at year end	
Return on equity	Net profit for the year x 100	
	Average equity	