

Ejendomsanpartsselskabet Industrivej Nord 13

Industrivej Nord 13, 7400 Herning

CVR no. 13 96 64 43

Annual report 2018/19

Approved at the Company's annual general meeting on 27 July 2019

Chairman:



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Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of Ejendomsanpartsselskabet Industrivej Nord 13 for the financial year 1 April 2018 - 31 March 2019.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

It is our opinion that the financial statements give a true and fair view of the Company's financial position at 31 March 2019 and of the results of its operations for the financial year 1 April 2018 - 31 March 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Herning, 16 May 2019
Executive Board:



Hemant Prabhakar Mohgaonkar



Amitabha Mukhopadhyay

Independent auditor's report

To the shareholders of Ejendomsanpartsselskabet Industrivej Nord 13

Opinion

We have audited the financial statements of Ejendomsanpartsselskabet Industrivej Nord 13 for the financial year 1 April 2018 - 31 March 2019^{2018/19}, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 March 2019 and of the results of the Company's operations for the financial year 1 April 2018 - 31 March 2019 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 our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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 additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

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 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 as to 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 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 the financial statements.

As part of an audit conducted in accordance with ISAs and 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.

Independent auditor's report

- 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 note 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.

Statement on the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Esbjerg, 16 May 2019

ERNST & YOUNG

Godkendt Revisionspartnerselskab

CVR no. 30 70 02 28



Morten Østergaard Koch

State Authorised

Public Accountant

mne35420



Claes Jensen

State Authorised

Public Accountant

mne44108

Management's review

Company details

Name	Ejendomsanpartsselskabet Industrivej Nord 13
Address	Industrivej Nord 13
Zip code, city	DK-7400 Herning
CVR no.	13 96 64 43
Established	9 January 1990
Registered office	Herning
Financial year	1 April - 31 March
Executive Board	Hemant Prabhakar Mohgaonkar Amitabha Mukhopadhyay
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Havnegade 33 DK-6700 Esbjerg

Management's review

Operating review

Principal activity

The Company's principal activity is to own and lease out the property Industrivej Nord 13, DK-7400 Herning, which is also carried out in the subsidiary Boilerworks Properties ApS.

The Company is a fully-owned subsidiary of Thermax Denmark ApS. The ultimate parent company of the company is ARA Trusteeship Company Private Limited, Pune, India, which holds the majority through the listed company Thermax Ltd., Pune, India.

Development in activities and financial matters

Management considers the profit for the year, DKK 3,755 thousand as satisfactory.

Future outlook

Satisfactory results are expected for the financial year 2019/20.

Events after the balance sheet date

No events have occurred after the balance sheet date which may materially affect the Company's financial position.

Financial statements for the period 1 April 2018 - 31 March 2019

Income statement

Note	DKK'000	2018/19	2017/18
	Gross profit	4,340	4,251
4	Impairment losses and depreciation	-901	-898
	Operating profit	3,439	3,353
5	Profit on investments in subsidiary	1,623	1,552
2	Financial income	297	197
	Financial expenses	-1,003	-1,074
	Profit before tax	4,356	4,028
3	Tax on profit for the year	-601	-545
	Profit for the year	<u>3,755</u>	<u>3,483</u>
	Proposed profit appropriation		
	Reserve for net revaluation under the equity method	1,623	1,552
	Retained earnings	2,132	1,931
		<u>3,755</u>	<u>3,483</u>

Financial statements for the period 1 April 2018 - 31 March 2019

Balance sheet

Note	DKK'000	2018/19	2017/18
	ASSETS		
	Non-current assets		
4	Property, plant and equipment		
	Land and buildings	25,680	26,581
5	Investments		
	Investments in subsidiary	7,801	6,178
	Total non-current assets	33,481	32,759
	Current assets		
	Receivables		
	Amounts owed by group companies	9,337	6,600
	Cash at bank and in hand	8	10
	Total current assets	9,345	6,610
	TOTAL ASSETS	42,826	39,369

Financial statements for the period 1 April 2018 - 31 March 2019

Balance sheet

Note	DKK'000	2018/19	2017/18
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	200	200
	Reserve for revaluation of land and buildings	3,182	3,182
	Reserve for net revaluation under the equity method	6,801	5,178
	Retained earnings	10,909	8,657
	Total equity	21,092	17,217
	Provisions		
	Provisions for deferred tax	2,551	2,497
	Total provisions	2,551	2,497
	Liabilities		
6	Non-current liabilities other than provisions		
	Mortgage credit institutions	11,920	12,836
		11,920	12,836
	Current liabilities other than provisions		
6	Current portion of non-current liabilities other than provisions	916	916
	Amounts owed to group companies	3,156	2,574
	Other payables	1,939	2,088
	Deferred income	1,252	1,241
		7,263	6,819
	Total liabilities	19,183	19,655
	TOTAL EQUITY AND LIABILITIES	42,826	39,369
1	Accounting policies		
7	Charges, collateral and contingencies, etc.		
8	Related parties		

Financial statements for the period 1 April 2018 - 31 March 2019

Statement of changes in equity

DKK'000	Share capital	Reserve for revaluation of land and buildings	Reserve for net revaluation under the equity method	Retained earnings	Total
Equity at 1 April 2018	200	3,182	5,178	8,657	17,217
Transfer, see "Proposed profit appropriation"	0	0	1,623	2,132	3,755
Revaluation of interest rate swap	0	0	0	154	154
Tax on changes in equity	0	0	0	-34	-34
Reversal of revaluations	0	-1,082	0	1,082	0
Equity at 31 March 2019	200	2,100	6,801	11,991	21,092

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

1 Accounting policies

The annual report of Ejendomsanpartsselskabet Industrivej Nord 13 for 2018/19 has been prepared in accordance with the provisions applying to reporting class B enterprises under the Danish Financial Statements Act.

In accordance with section 110(1) of the Danish Financial Statements Act, the Company has not prepared consolidated financial statements.

The financial statements have been prepared in accordance with the same accounting policies as last year.

Recognition and measurement

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 reliably measured.

Liabilities are recognised in the balance sheet when an outflow of economic resources is probable and when the liability can be reliably measured.

On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described below for each individual item.

Certain financial assets and liabilities are measured at amortised cost implying the recognition of a constant effective interest rate to maturity. Amortised cost is calculated as initial cost minus any principal repayments and plus or minus the cumulative amortisation of any difference between cost and nominal amount.

In recognising and measuring assets and liabilities, any gains, losses and risks occurring prior to the presentation of the annual report that evidence conditions existing at the balance sheet date are taken into account.

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities measured at fair value or amortised cost. Equally, costs incurred to generate the year's earnings are recognised, including depreciation, amortisation, impairment and provisions as well as reversals as a result of changes in accounting estimates of amounts which were previously recognised in the income statement.

Derivative financial instruments

Derivative financial instruments are initially recognised in the balance sheet at cost and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in other receivables and payables, respectively.

Changes in the fair value of derivative financial instruments designated as and qualifying for recognition as a hedge of the fair value of a recognised asset or liability are recognised in the income statement together with changes in the fair value of the hedged asset or liability.

Changes in the fair value of derivative financial instruments designated as and qualifying for recognition as a hedge of future assets and liabilities are recognised in other receivables or other payables and in equity. If the hedged forecast transaction results in the recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or liability, respectively. If the hedged forecast transaction results in income or expenses, amounts previously deferred in equity are transferred to the income statement in the period in which the hedged item affects the profit/loss for the year.

For derivative financial instruments that do not qualify for hedge accounting, changes in fair value are recognised in the income statement on a regular basis.

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

1 Accounting policies

Income statement

Revenue

Revenue comprises rental income, etc., which is recognised in the income statement in the period, which the rent concerns.

Other external expenses

Other external expenses comprise administrative expenses.

Gross profit

Revenue and other external costs are summed up in gross profit in compliance with Section 32 in the Danish Financial Statements Act.

Profit/loss from investments in subsidiaries

The Company's proportional share of the results after tax of the subsidiaries is recognised in the income statement after full elimination of intra-group gains/losses.

Financial income and expenses

Financial income and expenses comprise interest income and expense as well as surcharges and refunds under the tax prepayment scheme.

Tax on profit/loss for the year

The Company is covered by the Danish rules on compulsory joint taxation of the Thermax Denmark ApS Group's subsidiaries. Subsidiaries form part of the joint taxation from the date on which they are included in the consolidation and up to the date on which they exit the consolidation.

The Danish parent company Thermax Denmark ApS is the administrative company for the joint taxation and consequently settles all corporation tax payments with the authorities.

The current corporation tax is allocated among the jointly taxed companies in proportion to their taxable income. In this relation, companies with tax loss carry-forwards receive joint taxation contribution from companies that have used these losses to reduce their own taxable profits. The jointly taxed companies are taxed under the tax prepayment scheme.

Financial statements for the period 1 April 2018 – 31 March 2019

Notes to the financial statements

1 Accounting policies

Tax for the year comprises joint taxation contribution and changes in deferred tax for the year. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to income and expenses recognised in equity is recognised directly in equity.

Provision has been made for deferred tax on revaluation of investment properties to the extent that the sale hereof at carrying amount will give rise to tax liabilities. The amount has been deducted from the fair value reserve of investment assets.

Balance sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses and revalued at fair value if any significant changes in the value of land and buildings are recognised. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use.

The basis of depreciation is cost less expected residual value at the end of the useful life plus any revaluation.

Depreciation is provided on a straight-line basis over the expected useful lives of the assets. The expected useful lives are as follows:

Buildings up to 50 years

In connection with significant changes in the value of land and buildings, revaluation to fair value is made based on a yearly assessment on each property. The revaluation is recognised directly in equity. The revaluation is depreciated over the rest useful lives of the assets.

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

Investments in subsidiaries

Investments in subsidiaries are measured according to the equity method.

Investments in subsidiaries are measured at the proportionate share of the equity value of the enterprises calculated in accordance with the Group's accounting policies minus or plus unrealised intra-group gains and losses and plus or minus the residual value of positive or negative goodwill determined in accordance with the purchase method.

Investments in subsidiaries with negative book values are measured at DKK 0 (nil), and any receivables from these companies are written down if the receivables are irrecoverable. If the parent company has any legal or constructive obligation to cover a deficit exceeding the receivables, the remaining amount is recognised under provisions.

Net revaluation of investments in subsidiaries is recognised in the net revaluation reserve in equity according to the equity method to the extent that the carrying amount exceeds cost. Dividends from subsidiaries that are expected to be decided on prior to the adoption of the annual report of Ejendomsanpartsselskabet Industrivej Nord 13 are not recognised in the net revaluation reserve.

On acquisition of new companies, the purchase method is applied.

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

1 Accounting policies

Impairment of non-current assets

The carrying amount of property, plant and equipment as well as investments in subsidiaries is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

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 the expected net cash flows from the use of the asset or the group of assets and expected 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. Write-down to net realisable value is made for expected losses.

Cash and cash equivalents

Cash and cash equivalents comprise cash and short-term marketable securities, which are subject to an insignificant risk of changes in value.

Equity

Reserve for net revaluation according to the equity method

Net revaluation of investments in subsidiaries is recognised at cost in the reserve for net revaluation according to the equity method.

The reserve may be eliminated in case of losses, realisation of investments or a change in accounting estimates.

The reserve cannot be recognised at a negative amount.

Corporation tax and deferred tax

According to the joint taxation rules, the subsidiaries' liabilities towards the tax authorities regarding their corporation taxes are settled as payment of joint taxation contributions to the administrative company.

Joint taxation contribution payable and receivable is recognised in the balance sheet under Balances with group companies.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax value of tax loss carry-forwards, are recognised under assets at the expected value of their utilisation; 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.

Deferred tax is measured according to the tax rules applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax.

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

1 Accounting policies

Liabilities other than provisions

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. In subsequent periods, financial liabilities are measured at amortised cost.

Other liabilities are measured at net realisable value.

Deferred income

Deferred income comprises payments received concerning income in subsequent years.

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

DKK'000	2018/19	2017/18
2 Financial expenses		
Interest income, group companies	297	197
	<u>297</u>	<u>197</u>
3 Tax on profit for the year		
Joint taxation contribution for the year	548	441
Adjustment of deferred tax	53	104
	<u>601</u>	<u>545</u>
4 Property, plant and equipment		
DKK'000		Land and buildings
Cost at 1 April 2018		<u>41,408</u>
Cost at 31 March 2019		41,408
Revaluations at 1 April 2018 / 31 March 2019		<u>4,080</u>
Impairment losses and depreciation at 1 April 2018		-18,907
Impairment losses and depreciation for the year		-901
Impairment losses and depreciation at 31 March 2019		<u>-19,808</u>
Carrying amount at 31 March 2019		<u>25,680</u>

Financial statements for the period 1 April 2018 – 31 March 2019

Notes to the financial statements

5 Investments

DKK'000	2018/19
Cost at 1 April 2018	1,000
Cost at 31 March 2019	1,000
Value adjustments at 1 April 2018	5,178
Net profit for the year	1,623
Value adjustments at 31 March 2019	6,801
Carrying amount at 31 March 2019	7,801

Name	Rights and ownership	Carrying amount
Group enterprises		
Boilerworks Properties ApS, Herning, Denmark	100 %	7,801

6 Non-current liabilities other than provisions

DKK'000	Total debt 1/4 2018	Total debt 31/3 2019	Repayment, next year	Long-term portion	Outstan- ding debt after 5 years
Mortgage credit institutions	13,752	12,836	916	11,920	8,254

7 Charges, collateral and contingencies, etc.

Land and buildings with a carrying amount of DKK 25,680 thousand at 31 March 2019 have been provided as collateral, nom. DKK 26,000 thousand, for bank loans of DKK 12,836 thousand.

The Company has provided guarantees for balances between bank and group related companies to their bank. At 31 March 2019 balances amounted to DKK 204 thousand, forward exchange contracts concerning currency in NOK 3,324 thousand and GBP 649 thousand amounted to a net position as of 31 March 2019 to DKK -90 thousand.

The Company has a recourse guarantee commitment for performance and advance guarantees in group-related companies, DKK 36,336 thousand. (2017/18: DKK 47,717 thousand)

The Company has entered an interest rate swap contract concerning loan amounting to DKK 8,800 thousand, with a net position as of 31 March 2019 of DKK -1,631 thousand. (2017/18: DKK -1,785 thousand).

The company is jointly taxed with the Danish parent company and Danish subsidiaries. The companies included in the joint taxation have joint and several unlimited liability for Danish corporation taxes and withholding taxes on dividends, interest and royalties.

Financial statements for the period 1 April 2018 - 31 March 2019

Notes to the financial statements

8 Related parties

Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent's consolidated financial statements</u>
Thermax Denmark ApS Thermax Ltd.	Denmark India	www.erhvervsstyrelsen.dk www.thermaxglobal.com