

Ejendomsanpartsselskabet Industrivej Nord 13

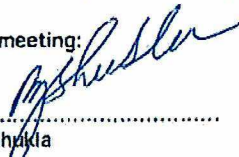
Industrivej Nord 13, 7400 Herning

CVR no. 13 96 64 43

Annual report 2021/22

Approved at the Company's annual general meeting on 10 June 2022

Chair of the meeting:


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Bill Jayesh Shukla

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Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Ejendomsanpartsselskabet Industrivej Nord 13 for the financial year 1 April 2021 - 31 March 2022.

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 of the Company at 31 March 2022 and of the results of the Company's operations for the financial year 1 April 2021 - 31 March 2022.

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

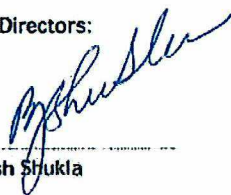
We recommend that the annual report be approved at the annual general meeting.

Herning, 10 June 2022
Executive Board:



Rajendran Arunachalam

Board of Directors:



Bill Jayesh Shukla
Chair

Independent auditor's report

To the shareholder of Ejendomsanpartsselskabet Industrivej Nord 13

Opinion

We have audited the financial statements of Ejendomsanpartsselskabet Industrivej Nord 13 for the financial year 1 April 2021 - 31 March 2022, 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 2022 and of the results of the Company's operations for the financial year 1 April 2021 - 31 March 2022 in accordance with the Danish Financial Statements Act.

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

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 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 the 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.

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 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, 10 June 2022
EY 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, Postal code, City	Industrivej Nord 13, 7400 Herning
CVR no.	13 96 64 43
Established	9 January 1990
Registered office	Herning
Financial year	1 April 2021 - 31 March 2022
Board of Directors	Bill Jayesh Shukla, Chair
Executive Board	Rajendran Arunachalam
Auditors	EY Godkendt Revisionspartnerselskab Bavnehøjvej 5, 6700 Esbjerg, Denmark

Management's review

Business review

The Company's principal activity is to own and lease out the property Industrivej Nord 13, DK-7400 Herning, and hold shares 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 RDA Holdings Private Limited, Pune, India, which holds the majority through the listed company Thermax Ltd., Pune, India.

Financial review

The income statement for 2021/22 shows a profit of DKK 870 thousand against a profit of DKK 2,324 thousand last year, and the balance sheet at 31 March 2022 shows equity of DKK 29,037 thousand.

Management considers the result as satisfactory.

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 1 April 2021 - 31 March 2022

Income statement

Note	DKK'000	2021/22	2020/21
	Gross profit	2,485	4,515
	Depreciation of property, plant and equipment	-901	-901
	Profit before net financials	1,584	3,614
	Income from investments in group entities	18	43
2	Financial income	324	228
3	Financial expenses	-816	-918
	Profit before tax	1,110	2,967
4	Tax for the year	-240	-643
	Profit for the year	870	2,324
	Recommended appropriation of profit		
	Net revaluation reserve according to the equity method	18	42
	Retained earnings	852	2,282
		870	2,324

Financial statements 1 April 2021 - 31 March 2022

Balance sheet

Note	DKK'000	<u>2021/22</u>	<u>2020/21</u>
	ASSETS		
	Fixed assets		
5	Property, plant and equipment		
	Land and buildings	<u>22,978</u>	<u>23,878</u>
		<u>22,978</u>	<u>23,878</u>
6	Investments		
	Investments in group entities	<u>9,434</u>	<u>9,416</u>
		<u>9,434</u>	<u>9,416</u>
	Total fixed assets	<u>32,412</u>	<u>33,294</u>
	Non-fixed assets		
	Receivables		
	Receivables from group entities	<u>21,762</u>	<u>22,068</u>
		<u>21,762</u>	<u>22,068</u>
	Cash	<u>3</u>	<u>0</u>
	Total non-fixed assets	<u>21,765</u>	<u>22,068</u>
	TOTAL ASSETS	<u><u>54,177</u></u>	<u><u>55,362</u></u>

Financial statements 1 April 2021 - 31 March 2022

Balance sheet

Note	DKK'000	2021/22	2020/21
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	200	200
	Revaluation reserve	1,851	1,934
	Net revaluation reserve according to the equity method	8,434	8,416
	Hedging reserve	620	248
	Retained earnings	17,932	16,997
	Total equity	<u>29,037</u>	<u>27,795</u>
	Provisions		
	Deferred tax	2,710	2,657
	Total provisions	<u>2,710</u>	<u>2,657</u>
	Liabilities other than provisions		
7	Non-current liabilities other than provisions		
	Mortgage debt	7,706	9,154
		<u>7,706</u>	<u>9,154</u>
	Current liabilities other than provisions		
7	Current portion of long-term liabilities	1,449	1,449
	Bank debt	60	73
	Payables to group entities	10,047	9,947
	Other payables	2,380	3,015
	Deferred income	788	1,272
		<u>14,724</u>	<u>15,756</u>
	Total liabilities other than provisions	<u>22,430</u>	<u>24,910</u>
	TOTAL EQUITY AND LIABILITIES	<u><u>54,177</u></u>	<u><u>55,362</u></u>

- 1 Accounting policies
- 8 Derivative financial instruments and disclosure of fair values
- 9 Contractual obligations and contingencies, etc.
- 10 Related parties

Financial statements 1 April 2021 - 31 March 2022

Statement of changes in equity

DKK'000	Share capital	Revaluation reserve	Net revaluation reserve according to the equity method	Hedging reserve	Retained earnings	Total
Equity at 1 April 2021	200	1,934	8,416	248	16,997	27,795
Transfer through appropriation of profit	0	0	18	0	852	870
Adjustment of hedging instruments at fair value	0	0	0	477	0	477
Reversal of revaluations	0	-83	0	0	83	0
Tax on items recognised directly in equity	0	0	0	-105	0	-105
Equity at 31 March 2022	200	1,851	8,434	620	17,932	29,037

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

1 Accounting policies

The annual report of Ejendomsanpartsselskabet Industrivej Nord 13 for 2021/22 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

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

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

Reporting currency

The financial statements are presented in Danish kroner (DKK'000).

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in "Other receivables" and "Other payables", respectively.

Fair value adjustments of derivative financial instruments designated as and qualifying for hedging of future assets or liabilities are recognised in other receivables or other payables, respectively, 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.

Fair value adjustments of derivative financial instruments that do not qualify for hedge accounting are recognised in the income statement on a current basis.

Income statement

Revenue

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

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Gross profit

The items revenue and external expenses have been aggregated into one item in the income statement called gross profit in accordance with section 32 of the Danish Financial Statements Act.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including administrative expenses.

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

1 Accounting policies (continued)

Depreciation

The item comprises depreciation of property, plant and equipment.

The basis of depreciation, which is calculated as cost less any residual value plus any revaluation, is depreciated on a straight-line basis over the expected useful life. The expected useful lives of the assets are as follows:

Land and buildings	50 years
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Land is not depreciated.

Profit from investments in subsidiaries

A proportionate share of the underlying entities' profit/loss after tax is recognised in the income statement according to the equity method. Shares of profit/loss after tax in subsidiaries are presented as separate line items in the income statement. Full elimination of intra-group gains/losses is made for equity investments in subsidiaries.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The entity is jointly taxed with other group entities. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. It is revalued at fair value if any significant changes in the fair value of land and buildings are recognized. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

In connection with significant changes in the fair value of land and buildings, revaluation to fair value is made based on a yearly assessment on each property. Revaluations and reversals hereof, less deferred tax, are taken directly to equity.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

1 Accounting policies (continued)

Investments in subsidiaries

Equity investments in subsidiaries are measured according to the equity method.

On initial recognition, equity investments in subsidiaries are measured at cost, i.e. plus transaction costs. The cost is allocated in accordance with the acquisition method; see the accounting policies regarding business combinations.

The cost is adjusted by shares of profit/loss after tax calculated in accordance with the Group's accounting policies less or plus unrealised intra-group gains/losses.

Identified increases in value and goodwill, if any, compared to the underlying entity's net asset value are amortised in accordance with the accounting policies for the assets and liabilities to which they can be attributed. Negative goodwill is recognised in the income statement.

Dividend received is deducted from the carrying amount.

Equity investments in subsidiaries measured at net asset value are subject to impairment test requirements if there is any indication of impairment.

Impairment of fixed assets

The carrying amount of property, plant and equipment and investments in subsidiaries is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Receivables

Receivables are measured at amortised cost. Write-down to net realisable value is made for expected losses.

Cash

Cash comprise cash.

Equity

Revaluation reserve

The reserve comprises revaluations of property, plant and equipment/investments in subsidiaries and associates relative to cost net of deferred tax.

The revaluation reserve is reduced by the depreciation charges relating to the revaluation.

Reserve for net revaluation according to the equity method

The net revaluation reserve according to the equity method includes net revaluations of investments in subsidiaries and associates relative to cost. The reserve can be eliminated in case of losses, realisation of investments or a change in accounting estimates. The reserve cannot be recognised at a negative amount.

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

1 Accounting policies (continued)

Hedging reserve

The hedging reserve comprises the cumulative net change in the fair value of hedging transactions that qualify for recognition as a cash flow hedge and where the hedged transaction has not yet been realised. The reserve is dissolved when the hedged transaction is realised, if the hedged cash flows are no longer expected to be realised or if the hedging relationship is no longer effective. The reserve does not represent a limitation under company law and may therefore be negative.

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. 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 is measured according to 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. Deferred tax assets are recognised 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. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate.

Other liabilities are measured at net realisable value.

Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent financial reporting years.

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

DKK'000	2021/22	2020/21
2 Financial income		
Interest income, group entities	324	228
	<u>324</u>	<u>228</u>
3 Financial expenses		
Interest expenses, group entities	100	99
Other financial expenses	716	819
	<u>816</u>	<u>918</u>
4 Tax for the year		
Estimated tax charge for the year	293	590
Deferred tax adjustments in the year	-53	53
	<u>240</u>	<u>643</u>
5 Property, plant and equipment		
DKK'000		Land and buildings
Cost at 1 April 2021		<u>41,408</u>
Cost at 31 March 2022		<u>41,408</u>
Revaluations at 1 April 2021		<u>4,080</u>
Revaluations at 31 March 2022		<u>4,080</u>
Impairment losses and depreciation at 1 April 2021		21,610
Amortisation/depreciation in the year		<u>900</u>
Impairment losses and depreciation at 31 March 2022		<u>22,510</u>
Carrying amount at 31 March 2022		<u><u>22,978</u></u>
Carrying amount at 31 March 2022, if no revaluation had been made		<u>20,605</u>
6 Investments		
DKK'000		Investments in group entities
Cost at 1 April 2021		<u>1,000</u>
Cost at 31 March 2022		<u>1,000</u>
Value adjustments at 1 April 2021		8,416
Share of the profit/loss for the year		<u>18</u>
Value adjustments at 31 March 2022		<u>8,434</u>
Carrying amount at 31 March 2022		<u><u>9,434</u></u>
Name	Domicile	Interest
Subsidiaries		
Boilerworks Properties ApS under frivillig likvidation	Herning	100%

Financial statements 1 April 2021 - 31 March 2022

Notes to the financial statements

7 Non-current liabilities other than provisions

DKK'000	Total debt at 31/3 2022	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	9,155	1,449	7,706	1,911
	<u>9,155</u>	<u>1,449</u>	<u>7,706</u>	<u>1,911</u>

8 Derivative financial instruments and disclosure of fair values

Interest rate risks

The Company has entered into interest rate swap contracts concerning a loan amounting to totally DKK 6,034 thousand maturing in 2027.

The interest rate swap has identical critical conditions to the loan and the Company uses cash flow hedging of the future interest payments.

Fair value disclosures

The Company has the following assets and liabilities measured at fair value:

DKK'000	Derivative financial instruments
Fair value at year end	-525
Changes recognised in the hedging reserve	477

9 Contractual obligations and contingencies, etc.

Contingent liabilities

Land and buildings with a carrying amount of DKK 22,978 thousand at 31 March 2022 have been provided as collateral, nom. DKK 26,000 thousand, for bank loans of DKK 9,155 thousand.

The Company has a recourse guarantee commitment for performance and advance guarantees in group-related companies, DKK 1,982 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.

10 Related parties

Information about consolidated financial statements

Parent	Domicile	Requisitioning of the parent company's consolidated financial statements
Thermax Denmark ApS	Denmark	www.cvr.dk