

ANNUAL REPORT

2015/16



VAT no. 14 90 96 05

The Annual Report was presented and adopted at the Annual General Meeting on 4 July 2016



Chairman of the meeting: Michael Keldsen

Financial year: 1 May 2015 – 30 April 2016
Strandvejen 5, DK-5500 Middelfart

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Management's Statement

The Executive and Supervisory Boards have today presented and adopted the Annual Report of Bunker Holding Estate A/S for the financial year 1 May 2015 – 30 April 2016.


The Annual Report was 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 30 April 2016 and of the results of Company operations for 2015/16.

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

Middelfart, 4 July 2016

Executive Board



Torben Østergaard-Nielsen


Supervisory Board



Keld Rosenbæk Demant



Jesper Klokke Hansen



Torben Østergaard-Nielsen

Independent Auditor's Report

To the Shareholder of Bunker Holding Estate A/S

Report on the Financial Statements

We have audited the Financial Statements of Bunker Holding Estate A/S for the financial year 1 May 2015 – 30 April 2016, which comprise income statement, balance sheet, statement of changes in equity, notes and summary of significant accounting policies. The Financial Statements are prepared in accordance with the Danish Financial Statements Act.

Management's Responsibility

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

An audit involves performing audit procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material 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 audit opinion.

The audit has not resulted in any qualification.

Independent Auditor's Report

Opinion

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

Statement on Management's Review

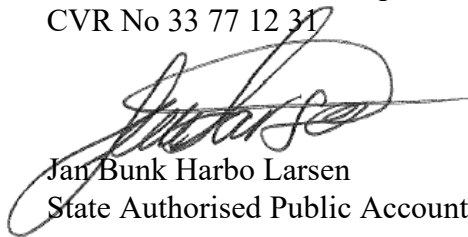
We have read Management's Review in accordance with the Danish Financial Statements Act. We have not performed any procedures additional to the audit of the Financial Statements. On this basis, in our opinion, the information provided in Management's Review is consistent with the Financial Statements.

Trekantområdet, 4 July 2016

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31



Jan Bunk Harbo Larsen
State Authorised Public Accountant



Lasse Berg
State Authorised Public Accountant

Management's Review

Company Information

The Company

Bunker Holding Estate A/S
Strandvejen 5
DK-5500 Middelfart

Telephone: +45 64 41 54 01

Facsimile: +45 64 41 53 01

CVR No: 14 90 96 05

Financial year: 1 May - 30 April

Municipality of

reg. office: Middelfart

Supervisory Board

Keld Rosenbæk Demant
Jesper Klokke Hansen
Torben Østergaard-Nielsen

Executive Board

Torben Østergaard-Nielsen

Auditors

PricewaterhouseCoopers
Herredsvej 32
DK 7100 Vejle

Review

Activities

The main activities of the Company comprise investment in and renting out of properties and plant and machinery.

Development in the year

Bunker Holding Estate A/S achieved revenue of DKK 9,473k and a profit before tax of DKK 613k. Equity at the end of the year amounted to DKK 23,292k.

Expectations for the year ahead

Positive results are expected for the financial year 2016/17.

Subsequent events

No significant events affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income Statement 1 May - 30 April

	<u>Note</u>	<u>2015/16</u> DKK	<u>2014/15</u> DKK '000
Revenue		9,472,605	7,803
Other operating income		487,552	485
Other external expenses		<u>1,269,843</u>	<u>1,268</u>
Profit before amortisation and depreciation		8,690,314	7,019
Amortisation and depreciation	5	<u>6,993,238</u>	<u>5,072</u>
Profit before financial income and expenses		1,697,076	1,948
Financial income		441	10
Financial expenses	2	<u>1,084,415</u>	<u>1,663</u>
Profit before tax		613,102	295
Corporation tax	3	<u>529,074</u>	<u>324</u>
Net profit for the year		<u>84,028</u>	<u>(29)</u>
Distribution of profit			
Proposed distribution of profit			
Transfer to revaluation reserve		(661,170)	4
Retained earnings		<u>745,198</u>	<u>(33)</u>
		<u>84,028</u>	<u>(29)</u>

Balance Sheet at 30 April

Assets

	<u>Note</u>	<u>2016</u> DKK	<u>2015</u> DKK '000
Software		6,206,654	8,875
Intangible assets	4	<u>6,206,654</u>	<u>8,875</u>
Land and buildings		83,428,722	83,656
Equipment		3,284,847	4,233
IT		219,879	650
Property, plant and equipment	5	<u>86,933,448</u>	<u>88,540</u>
Securities and investments	6	450,734	456
Fixed asset investments		<u>450,734</u>	<u>456</u>
Fixed assets		<u>93,590,836</u>	<u>97,870</u>
Receivables from group enterprises		1,393,342	298
Other receivables		151,105	634
Corporation tax receivable		0	1,054
Prepayments		27,246	0
Receivables		<u>1,571,693</u>	<u>1,986</u>
Cash at bank and in hand		<u>72,223</u>	<u>153</u>
Current assets		<u>1,643,916</u>	<u>2,138</u>
Total assets		<u>95,234,752</u>	<u>100,008</u>

Balance Sheet at 30 April

Liabilities and equity

	Note	2016 DKK	2015 DKK '000
Share capital		2,000,000	2,000
Revaluation reserve		0	661
Retained earnings		<u>21,292,371</u>	<u>20,547</u>
Equity	7	<u>23,292,371</u>	<u>23,208</u>
Deferred tax		<u>454,142</u>	<u>1,380</u>
Provisions	8	<u>454,142</u>	<u>1,380</u>
Mortgage loans		32,314,086	40,308
Deposit		<u>1,477,386</u>	<u>1,548</u>
Long-term debt	9	<u>33,791,472</u>	<u>41,856</u>
Mortgage loans, short-term part		259,426	261
Trade payables		400,689	1,042
Payables to group enterprises		36,557,618	32,187
Corporation tax		400,760	0
Other payables		<u>78,274</u>	<u>74</u>
Short-term debt		<u>37,696,767</u>	<u>33,565</u>
Debt		<u>71,488,239</u>	<u>75,420</u>
Total liabilities and equity		<u>95,234,752</u>	<u>100,008</u>
Staff	1		
Security and contingent liabilities	10		
Related parties	11		

Statement of Changes in Equity

2015/16:	Share capital	Revaluation reserve	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity 1 May	2,000,000	661,170	20,547,173	23,208,343
Net profit/loss for the year	0	(661,170)	745,198	84,028
Equity at 30 April	2,000,000	0	21,292,371	23,292,371
2014/15:	Share capital	Revaluation reserve	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity 1 May	2,000,000	656,992	20,580,223	23,237,215
Net profit/loss for the year	0	4,178	(33,050)	(28,872)
Equity at 30 April	2,000,000	661,170	20,547,173	23,208,343

Notes to the Annual Report

1 Staff

Apart from the Executive Board, the Company has no employees.

	<u>2015/16</u>	<u>2014/15</u>
	DKK	DKK '000
2 Financial expenses		
Hereof intercompany interest expenses	<u>755,797</u>	<u>1,197</u>
3 Corporation tax		
Current tax for the year	1,045,539	(1,054)
Adjustment of tax relating to previous year	408,970	0
Change of deferred tax for the year	<u>(925,435)</u>	<u>1,377</u>
	<u>529,074</u>	<u>324</u>
4 Intangible assets		<u>Software</u>
		DKK
Cost at 1 May		10,857,332
Additions for the year		844,440
Disposals for the year		<u>0</u>
Cost at 30 April		<u>11,701,772</u>
Amortisation at 1 May		1,982,493
Amortisation for the year		3,512,625
Reversed Amortisation sale		<u>0</u>
Amortisation at 30 April		<u>5,495,118</u>
Carrying amount at 30 April		<u>6,206,654</u>

Notes to the Annual Report

5 Property, plant and equipment

	Land and buildings	Equipment	IT	Total
	DKK	DKK	DKK	DKK
Cost at 1 May	92,925,352	10,505,258	2,365,107	105,795,717
Additions for the year	10,165,870	265,087	0	10,430,957
Disposals for the year	(8,733,261)	0	0	(8,733,261)
Cost at 30 April	94,357,961	10,770,345	2,365,107	107,493,413
Revaluation at 1 May	847,654	0	0	847,654
Revaluation for the year	(847,654)	0	0	(847,654)
Revaluation at 30 April	0	0	0	0
Depreciation at 1 May	10,116,926	6,272,260	1,714,637	18,103,823
Depreciation for the year	989,130	1,213,238	430,591	2,632,959
Reversed depreciation, sale	(176,817)	0	0	(176,817)
Depreciation at 30 April	10,929,239	7,485,498	2,145,228	20,559,965
Carrying amount at 30 April	83,428,722	3,284,847	219,879	86,933,448

Amortisation of intangible assets and depreciation of property, plant and equipment

	2015/16	2014/15
	DKK	DKK '000
Buildings	1,836,784	1,840
Equipment	1,213,238	1,356
IT	430,591	657
Software	3,512,625	1,219
Total amortisation and depreciation	6,993,238	5,072

Notes to the Annual Report

6 Fixed asset investments

	<u>Investments</u>	<u>Securities</u>	<u>Total</u>
	DKK	DKK	DKK
Cost at 1 May	141,230	311,430	452,660
Additions for the year	0	0	0
	<hr/>	<hr/>	<hr/>
Cost at 30 April	141,230	311,430	452,660
	<hr/>	<hr/>	<hr/>
Value adjustments at 1 May	(17,806)	20,774	2,968
Exchange adjustment	0	(4,894)	(4,894)
	<hr/>	<hr/>	<hr/>
Value adjustments at 30 April	(17,806)	15,880	(1,926)
	<hr/>	<hr/>	<hr/>
Carrying amount at 30 April	123,424	327,310	450,734
	<hr/>	<hr/>	<hr/>

7 Equity

The share capital consists of shares of DKK 1,000 or multiples hereof.

8 Deferred tax

	<u>2015/16</u>	<u>2014/15</u>
	DKK	DKK '000
Deferred tax at 1 May	1,379,577	2
Change for the year	(925,435)	1,377
	<hr/>	<hr/>
Deferred tax at 30 April	454,142	1,380
	<hr/>	<hr/>

Deferred tax relates to intangible assets and property, plant and equipment.

9 Long-term debt

Of the long-term debt, DKK 22,374,535 falls due after more than 5 years.

The market value of mortgage debt amounts to DKK 32,177,109, and the carrying amount is DKK 32,573,512.

Notes to the Annual Report

10 Security and contingent liabilities

Land and buildings with a carrying amount of DKK 67,820k at 30 April 2016 have been provided as security for mortgage loans.

Bunker Holding Estate A/S is an obligor in respect of the bank loans of the group companies. As at 30 April 2016, these obligations were limited to DKK 59,850k, which is equal to Bunker Holding Estate A/S's equity and Bunker Holding Estate A/S's intra-group liability to Bunker Holding A/S as at 30 April 2016.

In the event that these obligations in respect of the bank loans of the group companies materialize, Bunker Holding A/S will cancel any claim it may have against Bunker Holding Estate A/S in an amount equaling the part of the obligations which relate to Bunker Holding Estate A/S's intra-group liability to Bunker Holding A/S.

The Danish group enterprises are jointly and severally liable for tax on the consolidated jointly taxed income etc. The total corporation tax payable is shown in the Annual Report of Selfinvest ApS, which is the management company of the joint taxation. The Danish group enterprises are moreover jointly and severally liable for Danish withholding taxes. Any subsequent adjustments of corporation tax and withholding taxes may imply that the Company is liable for a higher amount.

11 Related parties

Related parties comprise the Supervisory Board, the Executive Board and senior executives in the group enterprises as well as companies in which these persons have significant interests.

The Company is included in the Consolidated Financial Statements of the immediate Parent Company, Bunker Holding A/S.

Controlling interest is exercised through the Company's immediate Parent Company, Bunker Holding A/S. The Company's ultimate Parent Company which prepares Consolidated Financial Statements is Selfinvest ApS, in which Torben Østergaard-Nielsen, CEO, exercises control.

Accounting Policies

Basis of Preparation

The Annual Report of Bunker Holding Estate A/S for 2015/16 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B with addition of a few provisions applying to enterprises of reporting class C.

The accounting policies applied remain unchanged from previous years.

Recognition and measurement

The Financial Statements have been prepared based on the historic cost principle.

Revenues are recognised in the income statement as earned, and all expenses incurred to achieve the earnings for the year are deducted. Expenses include operating expenses, depreciation, impairment losses and provisions as well as changes due to changed accounting estimates. Furthermore, value adjustments of financial assets and liabilities measured at fair value are 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.

Recognition and measurement take into account profits, losses and risks occurring before the presentation of the Annual Report which relate to affairs and conditions existing at the balance sheet date.

Danish kroner is used as the measurement currency. All other currencies are regarded as foreign currencies.

Income Statement

Revenue

Revenue is the sum of amounts invoiced excluding VAT. Invoicing takes place as the service is provided.

Other operating income

Other operating income comprises administration fee for the management of properties etc.

Accounting Policies

Other external expenses

Other external expenses comprise expenses for administration as well as the running of office facilities, etc.

Financial income and expenses

Financial income and expenses comprise interest and amortisation of mortgage debt, exchange adjustment, etc.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and adjustment of 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 Danish group enterprises. The tax effect of the joint taxation is allocated to enterprises showing profits or losses in proportion to their taxable incomes (full allocation with credit for tax losses). The jointly taxed enterprises have adopted the on-account taxation scheme.

Balance Sheet

Intangible assets

Intangible assets are measured at cost less accumulated amortisation.

Amortisation based on cost is calculated on a straight-line basis over the expected useful lives of the assets:

Software	max. 5 years
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Property, plant and equipment

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

Interest expenses on loans raised indirectly or directly for the financing or production of property, plant and equipment are recognised in the income statement.

Land is measured at cost. No depreciation is made on land.

Freehold flat is measured at market value if this value is assessed to be of a durable nature, less accumulated depreciation.

Accounting Policies

Property, plant and equipment (continued)

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

Buildings	20-50 years
Equipment and IT	3-10 years

Gains and losses on sale of property, plant and equipment are recognised in the income statement under Other operating income and Other external expenses, respectively.

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, an impairment test is carried out to determine whether the recoverable amount is lower than the carrying amount, and the asset is written down to its lower recoverable amount.

The recoverable amount of the asset is calculated as the higher of net selling price and value in use.

Securities and investments

Securities and investments recognised in fixed asset investments are recognised and measured at fair value.

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.

Dividend

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

Provisions

Provisions are recognised when – in consequence of an event occurred before or on the balance sheet date – the Company has a legal or constructive obligation and it is probable that economic benefits must be given up to settle the obligation.

Accounting Policies

Deferred tax assets and liabilities

Deferred tax is recognised in respect of all temporary differences between the carrying amount and the tax base of assets and liabilities.

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. In cases where the computation of the tax base may be made according to alternative tax rules, deferred tax is measured on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, 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.

Deferred tax assets and liabilities are offset within the same legal tax entity.

Current tax receivables and liabilities

Current tax receivables and liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year and adjusted for tax on taxable incomes for prior years. Tax receivables and liabilities are offset and presented as a net item if there is a legally enforceable right of set-off and an intention to settle on a net basis or simultaneously.

Financial debts

Fixed-interest loans, such as mortgage loans and loans from credit institutions, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

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