

Bunker Holding Estate A/S

CVR No 14 90 96 05

Annual Report for 2017/18

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 29
June 2018



Chairman

Bunker Holding Estate A/S
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 2017 – 30 April 2018.

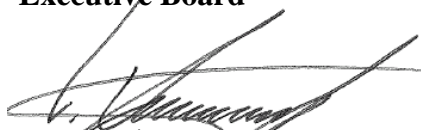
The Annual Report was prepared in accordance with the Danish Financial Statements Act.

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 30 April 2018 and of the results of Company operations for 2017/18.

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

Middelfart, 29 June 2018

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

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 30 April 2018 and of the results of the Company's operations for the financial year 1 May 2017 – 30 April 2018 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Bunker Holding Estate A/S for the financial year 1 May 2017 – 30 April 2018, which comprise income statement, balance sheet, statement of changes in equity, notes and summary of significant accounting policies.

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 Financial 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.

Independent Auditor's Report

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 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 judgment and maintain professional skepticism 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.

Independent Auditor's Report

- 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.

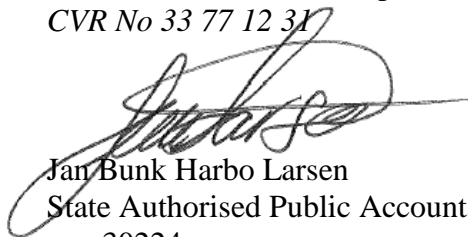
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Trekantområdet, 29 June 2018

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31



Jan Bunk Harbo Larsen

State Authorised Public Accountant

mne30224

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 Klokker Hansen
Torben Østergaard-Nielsen

Executive Board

Torben Østergaard-Nielsen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
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 8,056k and a profit before tax of DKK 1,873k. Equity at the end of the year amounted to DKK 24,539k.

Expectations for the year ahead

Positive results are expected for the financial year 2018/19.

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>2017/18</u> DKK	<u>2016/17</u> DKK '000
Revenue		8,055,589	9,561
Other operating income		490,126	485
Other external expenses		<u>(2,125,389)</u>	<u>(1,876)</u>
Profit before amortisation and depreciation		6,420,326	8,170
Amortisation and depreciation	5	<u>(3,716,324)</u>	<u>(6,604)</u>
Profit before financial income and expenses		2,704,002	1,566
Financial income		1,774	12
Financial expenses	2	<u>(832,480)</u>	<u>(903)</u>
Profit before tax		1,873,296	675
Corporation tax	3	<u>(807,058)</u>	<u>(494)</u>
Net profit for the year		<u>1,066,238</u>	<u>181</u>
Distribution of profit			
Proposed distribution of profit			
Retained earnings		<u>1,066,238</u>	<u>181</u>
		<u>1,066,238</u>	<u>181</u>

Balance Sheet at 30 April

Assets

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK '000
Software		175,203	2,787
Intangible assets	4	<u>175,203</u>	<u>2,787</u>
Land and buildings		86,872,458	83,384
Equipment		2,815,486	2,153
IT		96,223	183
Property, plant and equipment	5	<u>89,784,167</u>	<u>85,720</u>
Securities and investments	6	428,344	428
Fixed asset investments		<u>428,344</u>	<u>428</u>
Fixed assets		<u>90,387,714</u>	<u>88,935</u>
Receivables from group enterprises		1,086,835	694
Other receivables		536,517	249
Deferred tax	7	803,338	370
Prepayments		206,925	28
Receivables		<u>2,633,615</u>	<u>1,341</u>
Cash at bank and in hand		<u>2,220,512</u>	<u>2,351</u>
Current assets		<u>4,854,127</u>	<u>3,692</u>
Total assets		<u>95,241,841</u>	<u>92,627</u>

Balance Sheet at 30 April

Liabilities and equity

	<u>Note</u>	<u>2018</u> DKK	<u>2017</u> DKK '000
Share capital		2,000,000	2,000
Retained earnings		<u>22,539,292</u>	<u>21,473</u>
Equity	8	<u>24,539,292</u>	<u>23,473</u>
Mortgage loans		34,529,324	37,697
Deposit		<u>1,548,336</u>	<u>1,548</u>
Long-term debt	9	<u>36,077,660</u>	<u>39,245</u>
Mortgage loans, short-term part		3,190,142	1,037
Trade payables		425,077	95
Payables to group enterprises		29,740,587	27,426
Corporation tax		1,240,780	1,318
Other payables		<u>28,303</u>	<u>33</u>
Short-term debt		<u>34,624,889</u>	<u>29,909</u>
Debt		<u>70,702,549</u>	<u>69,154</u>
Total liabilities and equity		<u>95,241,841</u>	<u>92,627</u>
Staff	1		
Security and contingent liabilities	10		
Related parties	11		

Statement of Changes in Equity

2017/18:

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity 1 May	2,000,000	21,473,054	23,473,054
Net profit/loss for the year	0	1,066,238	1,066,238
Equity at 30 April	<u>2,000,000</u>	<u>22,539,292</u>	<u>24,539,292</u>

2016/17:

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity 1 May	2,000,000	21,292,371	23,292,371
Net profit/loss for the year	0	180,683	180,683
Equity at 30 April	<u>2,000,000</u>	<u>21,473,054</u>	<u>23,473,054</u>

Notes to the Annual Report

1 Staff

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

	<u>2017/18</u>	<u>2016/17</u>
	DKK	DKK '000
2 Financial expenses		
Hereof intercompany interest expenses	<u>552,531</u>	<u>625</u>
3 Corporation tax		
Current tax for the year	1,240,780	1,318
Change of deferred tax for the year	<u>(433,722)</u>	<u>(824)</u>
	<u>807,058</u>	<u>494</u>
4 Intangible assets		<u>Software</u>
		DKK
Cost at 1 May		11,701,772
Disposals for the year		<u>(6,888,336)</u>
Cost at 30 April		<u>4,813,436</u>
Amortisation at 1 May		8,915,260
Amortisation for the year		672,274
Reversed Amortisation sale		<u>(4,949,301)</u>
Amortisation at 30 April		<u>4,638,233</u>
Carrying amount at 30 April		<u>175,203</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	95,976,442	10,621,167	860,323	107,457,932
Additions for the year	5,564,488	1,543,826	0	7,108,314
Disposals for the year	0	(32,730)	(204,370)	(237,100)
Cost at 30 April	<u>101,540,930</u>	<u>12,132,263</u>	<u>655,953</u>	<u>114,329,146</u>
Depreciation at 1 May	12,592,257	8,468,171	677,601	21,738,029
Depreciation for the year	2,076,215	881,336	86,499	3,044,050
Reversed depreciation, sale	0	(32,730)	(204,370)	(237,100)
Depreciation at 30 April	<u>14,668,472</u>	<u>9,316,777</u>	<u>559,730</u>	<u>24,544,979</u>
Carrying amount at 30 April	<u>86,872,458</u>	<u>2,815,486</u>	<u>96,223</u>	<u>89,784,167</u>

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

	2017/18	2016/17
	DKK	DKK '000
Buildings	2,076,215	1,807
Equipment	881,336	1,157
IT	86,499	220
Software	672,274	3,420
Total amortisation and depreciation	<u>3,716,324</u>	<u>6,604</u>

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	304,920	446,150
Cost at 30 April	141,230	304,920	446,150
Value adjustments at 1 May	(17,806)	0	(17,806)
Value adjustments at 30 April	(17,806)	0	(17,806)
Carrying amount at 30 April	123,424	304,920	428,344

7 Deferred tax

	<u>2017/18</u>	<u>2016/17</u>
	DKK	DKK '000
Deferred tax at 1 May	(369,616)	454
Change for the year	(433,722)	(824)
Deferred tax at 30 April	(803,338)	(370)

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

8 Equity

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

9 Long-term debt

Of the long-term debt, DKK 22,182,770 falls due after more than 5 years.

The market value of mortgage debt amounts to DKK 37,742,607, and the carrying amount is DKK 37,719,466.

Notes to the Annual Report

10 Security and contingent liabilities

Land and buildings with a carrying amount of DKK 81,382k at 30 April 2018 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 2018, these obligations were limited to DKK 54,280k, 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 2018.

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, Middelfart, Denmark.

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 2017/18 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	5-50 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.