
SKOV Invest, Glyngøre ApS

Hedelund 4, DK-7870 Roslev

Annual Report for 1 January - 31 December 2015

CVR No 17 26 83 84

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
23/5 2016

Henning Jensen
Chairman



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of SKOV Invest, Glyngøre ApS for the financial year 1 January - 31 December 2015.

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

In my opinion the Financial Statements give a true and fair view of the financial position at 31 December 2015 of the Company and of the results of the Company operations for 2015.

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

Glyngøre, 11 April 2016

Direktion

Henning Jensen
CEO

Independent Auditor's Report on the Financial Statements

To the Shareholder of SKOV Invest, Glyngøre ApS

Report on the Financial Statements

We have audited the Financial Statements of SKOV Invest, Glyngøre ApS for the financial year 1 January - 31 December 2015, which comprise income statement, balance sheet, notes and summary of significant accounting policies. The Financial Statements are prepared in accordance with the Danish Financial Statements Act.

Management's Responsibility 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.

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.

Our audit has not resulted in any qualification.

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2015 and of the results of the Company operations for the financial year 1 January - 31 December 2015 in accordance with the Danish Financial Statements Act.

Independent Auditor's Report on the Financial Statements

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 in accordance with the Financial Statements.

Skive, 11 April 2016

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Martin Furbo
State Authorised Public Accountant

Allan Christensen
State Authorised Public Accountant

Company Information

The Company

SKOV Invest, Glyngøre ApS
Hedelund 4
DK-7870 Roslev

CVR No: 17 26 83 84
Financial period: 1 January - 31 December
Municipality of reg. office: Skive

Executive Board

Henning Jensen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Resenvej 81
Postboks 19
DK-7800 Skive

Lawyers

Gorrissen Federspiel
Silkeborgvej 2
DK-8000 Århus C

Bankers

Danske Bank A/S
Dalgasgade 27
DK-7400 Herning

Nykredit A/S
Storegade 8
DK-7700 Thisted

Management's Review

Main activity

The Company lets out real property.

Development in the year

The income statement of the Company for 2015 shows a profit of DKK 1,871,777, and at 31 December 2015 the balance sheet of the Company shows equity of DKK 21,289,851.

Subsequent events

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

Income Statement 1 January - 31 December

	<u>Note</u>	<u>2015</u> DKK	<u>2014</u> DKK
Gross profit/loss		4.898.947	4.877.253
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		<u>-1.882.393</u>	<u>-1.882.393</u>
Profit/loss before financial income and expenses		3.016.554	2.994.860
Financial income	1	224.863	498.287
Financial expenses		<u>-786.210</u>	<u>-869.034</u>
Profit/loss before tax		2.455.207	2.624.113
Tax on profit/loss for the year	2	<u>-583.430</u>	<u>-653.141</u>
Net profit/loss for the year		<u>1.871.777</u>	<u>1.970.972</u>

Distribution of profit

Proposed distribution of profit

Retained earnings		<u>1.871.777</u>	<u>1.970.972</u>
		<u>1.871.777</u>	<u>1.970.972</u>

Balance Sheet 31 December

Assets

	Note	2015 DKK	2014 DKK
Land and buildings		20.572.849	21.206.668
Property, plant and equipment	3	20.572.849	21.206.668
Receivables from group enterprises		0	7.333.334
Fixed asset investments		0	7.333.334
Fixed assets		20.572.849	28.540.002
Receivables from group enterprises		115.855	533.333
Other receivables		26.409	0
Deferred tax asset	5	187.962	92.595
Corporation tax		0	112.959
Receivables		330.226	738.887
Other securities and equity investments		207.259	217.060
Cash at bank and in hand		24.497.160	17.222.794
Currents assets		25.034.645	18.178.741
Assets		45.607.494	46.718.743

Balance Sheet 31 December

Liabilities and equity

	Note	2015 DKK	2014 DKK
Share capital		1.000.000	1.000.000
Retained earnings		20.289.851	18.418.072
Equity	4	21.289.851	19.418.072
Mortgage loans		21.119.781	23.975.841
Long-term debt	6	21.119.781	23.975.841
Mortgage loans	6	2.856.059	2.790.840
Trade payables		15.000	15.000
Payables to group enterprises		0	150.910
Corporation tax		19.947	0
Other payables		306.856	368.080
Short-term debt		3.197.862	3.324.830
Debt		24.317.643	27.300.671
Liabilities and equity		45.607.494	46.718.743
Contingent assets, liabilities and other financial obligations	7		
Related parties	8		

Notes to the Financial Statements

	2015	2014
	DKK	DKK
1 Financial income		
Interest received from group enterprises	167.446	403.767
Other financial income	57.417	94.520
	224.863	498.287
 2 Tax on profit/loss for the year		
Current tax for the year	678.797	681.541
Deferred tax for the year	-95.367	-95.310
Refund from jointly taxed enterprises	0	66.910
	583.430	653.141
 Tax on profit/loss for the year is calculated as follows:		
Calculated 23.5% / 24.5% tax on profit/loss for the year before tax	576.974	642.908
 Tax effect of:		
Tax on non-deductible expenses and non-taxable income	-58	-581
Adjustment of provision for deferred tax due to change of tax rate	6.514	10.814
	583.430	653.141
 3 Property, plant and equipment		
		Land and buildings
		DKK
Cost at 1 January		39.174.710
Additions for the year		1.248.574
Cost at 31 December		40.423.284
 Impairment losses and depreciation at 1 January		17.968.042
Depreciation for the year		1.882.393
Impairment losses and depreciation at 31 December		19.850.435
 Carrying amount at 31 December		20.572.849

Public land assessment as at October 1, 2014 for land and buildings makes up 24.000.000.

Notes to the Financial Statements

4 Equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	1.000.000	18.418.074	19.418.074
Net profit/loss for the year	0	1.871.777	1.871.777
Equity at 31 December	1.000.000	20.289.851	21.289.851

The share capital consists of 2,000 shares of a nominal value of DKK 500. No shares carry any special rights.

There have been no changes in the share capital during the last 5 years.

5 Provision for deferred tax

	2015	2014
	DKK	DKK
Property, plant and equipment	-139.666	-38.679
Borrowing costs	-48.296	-53.916
Transferred to deferred tax asset	187.962	92.595
	0	0
Deferred tax asset		
Calculated tax asset	187.962	92.595
Carrying amount	187.962	92.595

Notes to the Financial Statements

6 Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2015</u> DKK	<u>2014</u> DKK
Mortgage loans		
After 5 years	9.012.328	12.144.868
Between 1 and 5 years	12.107.453	11.830.973
Long-term part	<u>21.119.781</u>	<u>23.975.841</u>
Within 1 year	2.856.059	2.790.840
	<u>23.975.840</u>	<u>26.766.681</u>

7 Contingent assets, liabilities and other financial obligations

Security

The following assets have been placed as security with mortgage credit institutes:

Mortgage deed of DKK 33,154k secured on land and buildings with carrying amount of	20.572.849	21.206.668
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Notes to the Financial Statements

7 Contingent assets, liabilities and other financial obligations (continued)

Contingent liabilities

The Group's enterprises are jointly and severally liable for the tax on the Group's jointly taxed income etc. The Group's total accrued corporation tax amounts to DKK 19,947. Moreover, the Group's enterprises are jointly and severally liable for Danish withholding tax such as tax on dividend, royalty and interest. Any subsequent adjustments to the corporation tax or withholding tax may result in an increase of the Group's liability.

8 Related parties

	Basis
Controlling interest	
Henning Jensen	CEO

Accounting Policies

Basis of Preparation

The Annual Report of SKOV Invest, Glyngøre ApS for 2015 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2015 are presented in DKK.

Recognition and measurement

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

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

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

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

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Gains and losses arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

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

Accounting Policies

Income Statement

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, revenue has not been disclosed in the Annual Report.

Revenue

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

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

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

Amortisation, depreciation and impairment losses

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

Financial income and expenses

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

Tax on profit/loss for the year

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

The Company is jointly taxed with its Danish Parent Company and group enterprises. The Danish corporation tax is allocated to the jointly taxed Danish enterprises in proportion to their taxable incomes.

Balance Sheet

Property, plant and equipment

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

Accounting Policies

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

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

Other buildings	20 years
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Depreciation period and residual value are reassessed annually.

Assets costing less than DKK 12,800 are expensed in the year of acquisition.

Impairment of fixed assets

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

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

Receivables

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

Receivables

Receivables are recognised in the balance sheet at amortised cost, which substantially corresponds to nominal value. Provisions for estimated bad debts are made.

Current asset investments

Current asset investments, which consist of listed bonds and shares, are measured at their fair values at the balance sheet date. Fair value is determined on the basis of the latest quoted market price.

Equity

Dividend

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

Accounting Policies

Deferred tax assets and liabilities

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

Deferred tax assets, 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 within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

Current tax receivables and liabilities

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

Financial debts

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.