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JVL A/S

Bregnerødvej 127 3460 Birkerød CVR No. 18532379

Annual report 2020

The Annual General Meeting adopted the annual report on 09.06.2021

Henrik Hoeck

Chairman of the General Meeting

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JVL A/S | Entity details

Entity details

Entity

JVL A/S

Bregnerødvej 127 3460 Birkerød

CVR No.: 18532379

Registered office: Rudersdal

Financial year: 01.01.2020 - 31.12.2020

Board of Directors

Henrik Hoeck, Chairman Mads Vernon Jørgensen Bo Valeur Jessen

Executive Board

Mads Vernon Jørgensen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab Weidekampsgade 6 2300 Copenhagen S

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of JVL A/S for the financial year 01.01.2020 - 31.12.2020.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2020 and of the results of its operations and cash flows for the financial year 01.01.2020 - 31.12.2020.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Birkerød, 09.06.2021

Executive Board

Mads Vernon Jørgensen

Board of Directors

Henrik Hoeck Chairman Mads Vernon Jørgensen

Bo Valeur Jessen

Independent auditor's extended review report

To the shareholders of JVL A/S

Qualified opinion

We have performed an extended review of the financial statements of JVL A/S for the financial year 01.01.2020 - 31.12.2020, which comprise the income statement, balance sheet, statement of changes in equity, cash flow statement and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

Based on our extended review, in our opinion, except for the possible effects of the matter described in the "Basis for qualified opinion" section of this extended review report, the financial statements give a true and fair view of the Entity's financial position at 31.12.2020 and of the results of its operations and cash flows for the financial year 01.01.2020 - 31.12.2020 in accordance with the Danish Financial Statements Act.

Basis for qualified opinion

JVL A/S activates development cost in the balance as per 31.12.2020 with 803 T.EUR. The cost is estimated as to time spend and cost accrued to development. Activated time is not based on time registration for each individual project. Each development project is not based on a budget and the value is not measured against a future revenue stream. Therefore has not been possible to establish full requied documentation and consequently we are not able to evaluate the value of the developments. It should be mentioned that the activated costs is only a part of the costs of the development department.

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section of this extended review report. We are independent of the Entity 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 evidence we have obtained is sufficient and appropriate to provide a basis for our modified conclusion.

Emphasis of matter affecting the financial statements

The company has not been accurate in meet the deadline for reporting VAT. This is not in accordance with the VAT regulations. VAT has been paid in due time.

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 Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our extended review of the financial statements our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

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

København, 09.06.2021

Deloitte

Statsautoriseret Revisionspartnerselskab CVR No. 33963556

Sten Peters

State Authorised Public Accountant Identification No (MNE) mne11675

Management commentary

Primary activities

The Company's activities comprise development, production and sale of electronic motor control systems focusing on integrated servo systems and stepping motor control systems. The products are used in the manufacturing sector for automation.

Sales in Denmark are effected by the Company, whereas sales in the export markets are attended to by the Company, subsidiary in UK and Turkey, dealers, partners and agents.

The Company has maintained its focus on exports by establishing new dealer networks and taking in partners and customers from all over the world.

To supplement sales through dealers, the Company will increase its focus on direct sales to end users, primarily in markets where it has no dealers and in new markets.

JVL International ApS, handles sales to the U.S., through 25 active dealers. The US activities have seen significant progress, and considerable orders were landed during the year. Agent in US attend to sale and support to the US dealers.

The sales office in Germany with 2 people has seen increasing activities, and focus is on direct sales to end users.

The sales office in Turkey with 1 person has seen increasing activities, and focus is on more volume on sales projects.

In general, all companies focus on bulk sales and long-term customer and dealer contracts rather than on project -based one-off sales.

Development in activities and finances

2020 was a very satisfactory year for JVL A/S.

The Company recruited new staff in production, development and sales, and managed to retain all key staff members.

The rise in revenue was as expected. Profit for the year was higher than anticipated, which Management finds very satisfactory

Profit for the year amounts to EUR 2,383k compared to a profit of EUR 966k in 2019, which is satisfactory.

The Company's balance sheet shows total assets of EUR 11,471k and equity of EUR 8,424k.

For competive reasons, Management has decided not to disclose revenue in the annual report, see the exemption rules of the Danish Financial Statements Act.

Development costs

As in prior years, the Company capitalised own development costs in the amount of EUR 721k. Capitalization is based on estimates on each developers time spent on the new developments or maintaince of working products.

Investments

In the financial year, the Company has not invested in fixed assets.

Outlook

The volume of orders is very satisfactory. Sales until Maj 2021 is 15% above same period last year.

The outbreak and spread of COVID-19 in early 2020 has affected sales in 2021 in a positive way. Many customers are afraid of a shortage of raw materials and buy for stock that has given higher order intake than expected.

The lack of raw materials has led the company to increase stock value to ensure delivery capacity

There has until now been no significant indications of a greater decline in demand, but the long-term impact is difficult to predict, and management follows developments closely.

The establishment of dealer networks and direct sale to end users, is continuing in 2021, entailing that the dealer networks are more comprehensive than ever before.

The increase in revenue has primarily occurred in Norway for a one time order and Switzerland, France for repeat orders and that is expected to continue in the future. The new partners expects to have a big impact on the revenue of 2021.

Turkish sales company established with start in January 2016 have had almost doubled the sales in 2020 and is expected that sales would significantly increase in 2021 onwards.

In order to strengthen revenue at JVL UK, which is in charge of sales in the UK, Northern Ireland and Canada, one seller is recruited in 2018 in United Kingdom, which is expected to contribute significantly with additional sales in 2021 onwards.

The Company has very positive expectations for the German market and with a new hiring of a sales support engineer in Northern Germany combined with realized projects the Company expects increasing revenue.

In the long term it might requires to set up a sales Company in Germany to further strengthen the marketing.

Based on newly developed products and strengthened customer relations, dealer networks, subsidiaries and sales offices, the Company has positive expectations for the future.

Based on a satisfactory order intake, the Company expects an revenue at the same level as in 2020. Profit for the year of 2021 is expected to be in line with 2020 due to decline in margin and hiring of new staff.

Events after the balance sheet date

As mentioned above the outbreak and spread of COVID-19 at the beginning of 2020 has can later in 2021 create uncertainty about the future customer long term demand in certain industries, while increased demand from other and new industries has been experienced. No other events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2020

		2020	2019
	Notes	EUR	EUR
Gross profit/loss		4,476,246	2,607,601
Distribution costs		(1,146,473)	(1,148,399)
Administrative expenses		(718,936)	(735,079)
Other operating expenses		(399)	0
Operating profit/loss		2,610,438	724,123
Income from investments in group enterprises		416,765	430,261
Other financial income		1,397	40,904
Other financial expenses		(89,573)	(76,299)
Profit/loss before tax		2,939,027	1,118,989
Tax on profit/loss for the year	3	(555,880)	(152,706)
Profit/loss for the year		2,383,147	966,283
Proposed distribution of profit and loss			
Ordinary dividend for the financial year		1,344,212	269,179
Retained earnings		1,038,935	697,104
Proposed distribution of profit and loss		2,383,147	966,283

Balance sheet at 31.12.2020

Assets

	Notes	2020 EUR	2019 EUR
Completed development projects	5	802,685	273,464
Intangible assets	4	802,685	273,464
Land and buildings		2,193,124	2,273,295
Other fixtures and fittings, tools and equipment		0	2,245
Property, plant and equipment	6	2,193,124	2,275,540
Investments in group enterprises		1,539,909	1,432,914
Financial assets	7	1,539,909	1,432,914
Fixed assets		4,535,718	3,981,918
Raw materials and consumables		928,407	1,021,914
Work in progress		298,627	144,734
Manufactured goods and goods for resale		2,160,761	1,816,439
Inventories		3,387,795	2,983,087
Trade receivables		738,678	696,667
Receivables from group enterprises		524,434	226,693
Other receivables		30,191	27,750
Income tax receivable		99,691	67,774
Joint taxation contribution receivable		62,031	11,190
Prepayments		6,290	23,946
Receivables		1,461,315	1,054,020
Other investments		281	272
Other investments		281	272
Cash		2,085,732	2,208,712
Current assets		6,935,123	6,246,091
Assets		11,470,841	10,228,009

Equity and liabilities

	Notes	2020 EUR	2019 EUR
Contributed capital	8	67,295	67,295
Reserve for net revaluation according to the equity method		1,401,095	1,356,728
Reserve for development expenditure		801,610	213,302
Retained earnings		4,809,382	4,465,884
Proposed dividend		1,344,548	269,179
Equity		8,423,930	6,372,388
Deferred tax		208,114	96,189
Provisions		208,114	96,189
Mortgage debt		0	923,017
Other payables		228,162	0
Non-current liabilities other than provisions	9	228,162	923,017
Current portion of non-current liabilities other than provisions	9	0	64,736
Bank loans		6,376	11,063
Deposits		16,131	16,151
Trade payables		269,785	331,467
Payables to group enterprises		494,401	580,358
Payables to shareholders and management		1,541,799	1,341,528
Other payables		282,143	491,112
Current liabilities other than provisions		2,610,635	2,836,415
Liabilities other than provisions		2,838,797	3,759,432
Equity and liabilities		11,470,841	10,228,009
Staff costs	1		
Amortisation, depreciation and impairment losses	2		
Contingent liabilities	11		
Assets charged and collateral	12		

Statement of changes in equity for 2020

	Contributed capital EUR	Reserve for net revaluation according to the equity method EUR	Reserve for development expenditure EUR	Retained earnings EUR	Proposed dividend EUR
Equity beginning of year	67,295	1,356,728	213,302	4,465,884	269,179
Ordinary dividend paid	0	0	0	0	(268,843)
Exchange rate adjustments	0	(62,762)	0	0	0
Transfer to reserves	0	0	588,308	(588,308)	0
Profit/loss for the year	0	107,129	0	931,806	1,344,212
Equity end of year	67,295	1,401,095	801,610	4,809,382	1,344,548

	Total
	EUR
Equity beginning of year	6,372,388
Ordinary dividend paid	(268,843)
Exchange rate adjustments	(62,762)
Transfer to reserves	0
Profit/loss for the year	2,383,147
Equity end of year	8,423,930

Cash flow statement for 2020

	Notes	2020 EUR	2019 EUR
Operating profit/loss		2,610,438	724,123
Amortisation, depreciation and impairment losses		274,140	157,454
Working capital changes	10	(885,605)	(55,659)
Cash flow from ordinary operating activities		1,998,973	825,918
Financial income received		1,397	40,905
Financial expenses paid		(89,573)	(76,300)
Taxes refunded/(paid)		(446,480)	(194,444)
Cash flows from operating activities		1,464,317	596,079
Acquisition etc of intangible assets		(720,606)	(227,100)
Dividends received		250,000	250,000
Cash flows from investing activities		(470,606)	22,900
Free cash flows generated from operations and investments before financing		993,711	618,979
Repayments of loans etc		(867,247)	(65,730)
Dividend paid		(268,842)	(269,179)
Cash flows from financing activities		(1,136,089)	(334,909)
Increase/decrease in cash and cash equivalents		(142,378)	284,070
Cash and cash equivalents beginning of year		2,197,920	1,913,850
Cash and cash equivalents end of year		2,055,542	2,197,920
Cash and cash equivalents at year-end are composed of: Cash		2 005 722	2 200 712
		2,085,732	2,208,712
Securities Chart town debt to banks		268	272
Short-term debt to banks		(30,458)	(11,064)
Cash and cash equivalents end of year		2,055,542	2,197,920

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Notes

1 Staff costs

Carrying amount end of year

1 Stair Costs	2020	2019
We goe and calculat	2.000.735	2 507 128
Wages and salaries	2,069,725	2,507,128
Pension costs	479,276	271,507
Other social security costs	67,160	67,512
	2,616,161	2,846,147
Average number of full-time employees	36	34
2 Depreciation, amortisation and impairment losses		
	2020	2019
	EUR	EUR
Amortisation of intangible assets	191,385	70,613
Depreciation of property, plant and equipment	82,416	86,841
	273,801	157,454
3 Tax on profit/loss for the year		
	2020	2019
	EUR	EUR
Current tax	444,112	123,006
Change in deferred tax	112,045	29,422
Adjustment concerning previous years	(277)	278
	555,880	152,706
4 Intangible assets		
		Completed
		development projects
		EUR
Cost beginning of year		396,001
Additions		720,606
Cost end of year		1,116,607
Amortisation and impairment losses beginning of year		(122,537)
Amortisation for the year		(191,385)
Amortisation and impairment losses end of year		(313,922)

802,685

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5 Development projects

Development projects consist of development of new and existing products. The majority of the capitalized costs consist of a share of the salaries of staff involved in the development of the products and the remainder constitute materials. The increase in 2020 consists of costs for new development of servo motors, steppe motors and parts thereof and associated software.

6 Property, plant and equipment

		Other fixtures and fittings,	
	Land and buildings EUR	tools and equipment EUR	
Cost beginning of year	2,823,938	132,119	
Cost end of year	2,823,938	132,119	
Depreciation and impairment losses beginning of year	(550,643)	(129,874)	
Depreciation for the year	(80,171)	(2,245)	
Depreciation and impairment losses end of year	(630,814)	(132,119)	
Carrying amount end of year	2,193,124	0	

7 Financial assets

investments in
group
enterprises
EUR
76,187
76,187
1,356,727
416,727
(250,000)
(59,732)
1,463,722
1,539,909
•

			Equity		
Investments in	Corporate	interest	Equity	Profit/loss	
subsidiaries	Registered in	form	%	EUR	EUR
JVL International ApS	Rudersdal DK	ApS	100	380,148	294,771
JVL UK Limited	UK	Ltd.	100	1,158,445	46,694
JVL Entegre Motorları Ltd. Şti	TR	Şti	100	0	0

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8 Share capital

		Par value	
	Number	EUR	EUR
A-Shares	2,500	100	33,648
B Shares	2,500	100	33,647
	5,000		67,295

9 Non-current liabilities other than provisions

	Due within 12 months 2019	months 2020
Mortgage debt	EUR 64,736	EUR 0
Other payables	0	228,162
	64,736	228,162

10 Changes in working capital

	2020 EUR	2019 EUR
Increase/decrease in inventories	(404,708)	208,649
Increase/decrease in receivables	(324,540)	(205,521)
Increase/decrease in trade payables etc	(156,357)	(58,787)
	(885,605)	(55,659)

11 Contingent liabilities

Guarantee commitments relating to the Company's products are taken to the income statement. No Guarantee commitments have been provided for in the balance sheet as guarantee costs notoriously are moderate.

The Entity serves as an administration company in a Danish joint taxation arrangement. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividends for these entities.

12 Assets charged and collateral

The building recognised at a book value of Eur 2,193 thousand is charged with mortage debt.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

Consolidated financial statements

Referring to section 110(1) of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses.

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, production costs and other operating income.

Revenue

Revenue from the sale of manufactured goods and goods for resale is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

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Production costs

Production costs comprise expenses incurred to earn revenue for the financial year. Production costs comprise direct and indirect costs for raw materials and consumables, wages and salaries, rent and lease, and amortisation, depreciation and impairment losses relating to intangible assets and property, plant and equipment included in the production process. In addition, the item includes ordinary write-down of inventories.

Also, provisions for loss on contract work in progress are recognised under production costs.

Distribution costs

Distribution costs comprise costs incurred for sale and distribution of the Entity's products, including wages and salaries for sales staff, advertising costs, travelling and entertainment expenses, etc, and amortisation, depreciation and impairment losses relating to intangible assets and property, plant and equipment involved in the distribution process.

Administrative expenses

Administrative expenses comprise expenses incurred for the Entity's administrative functions, including wages and salaries for administrative staff and Management, stationery and office supplies, and amortisation, depreciation and impairment losses relating to intangible assets and property, plant and equipment used for administration of the Entity.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

Other operating expenses

Other operating expenses comprise expenses of a secondary nature as viewed in relation to the Entity's primary activities.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

Other financial income

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

Tax on profit/loss for the year

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet

Intellectual property rights etc

Development costs, own development costs and goodwill acquired are measured at cost less accumulated amortisation and impairment losses.

Straight-line amortisation is made on the basis of the following estimated useful lives of the assets: Completed development projects:

4 years

Intellectual property rights etc. are written down to the lower of recoverable amount and carrying amount.

Property, plant and equipment

Buildings, plant and machinery as well as other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the fol-lowing estimated useful lives of the assets:

Buildings 30 years

Other fixtures and fittings, tools and equipment

3-5 years

Property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

Investments in group enterprises

Investments in group enterprises are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the enterprises' equity value plus or minus unamortised positive, or negative, good-will and plus or minus unrealised intragroup profits or losses.

Group enterprises with negative equity value are measured at DKK 0. Any receivables from these enterprises are written down to net realisable val-ue based on a specific assessment. If the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is prob-able that such obligation is imminent, a provision is recognised that is measured at present value of the costs deemed necessary to incur to settle the obligation.

Upon distribution of profit or loss, net revaluation of investments in group enterprises is transferred to Reserve for net revaluation according to the equity method under equity.

Investments in group enterprises are written down to the lower of recoverable amount and carrying amount.

Inventories

Inventories are measured at the lower of cost using the FIFO method and net realisable value.

Cost consists of purchase price plus delivery costs. Cost of manufactured goods and work in progress consists

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of costs of raw materials, consumables, direct labour costs and indirect production costs.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Other investments

Securities recognised under current assets com-prise liste bonds and investments measured at fair value (market price) at the balance sheet date.

Cash

Cash comprises cash in hand and bank deposits.

Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity.

Deferred tax

Deferred tax is recognised on all temporary differ-ences between the carrying amount and tax-based value of assets and liabilities, for which the tax-based value of assets is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

Cash flow statement

The cash flow statement shows cash flows from operating, investing and financing activities, and cash and cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are presented using the indirect method and calculated as the operating profit/loss adjusted for non-cash operating items, working capital changes and income taxes paid.

Cash flows from investing activities comprise payments in connection with acquisition and divestment of enterprises, activities and fixed asset investments, and purchase, development, improvement and sale, etc of intangible assets and property, plant and equipment, including acquisition of assets held under finance leases.

Cash flows from financing activities comprise changes in the size or composition of the contributed capital and related costs, and the raising of loans, inception of finance leases, repayments of interest-bearing debt, purchase of treasury shares and payment of dividend.

Cash and cash equivalents comprise cash and short-term securities with an insignificant price risk less short-term bank loans.