



**DANGRO INVEST A/S
Strandvejen 46
DK-3300 Frederiksværk**

Annual Report 2018

CVR/VAT no. 19950530

Approved at the Company's Annual General Meeting, May 2019

Chairman

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Company information

Company	DANGRO INVEST A/S Strandvejen 46 DK-3300 Frederiksværk CVR/VAT no.: 19950530 Established: 15 December 1996 Financial year: 1 January - 31 December
Management	Stephen James Shepherd
Board	Peter Simon Bryde, Chairman Pobert Pajurek Gerd Böeckenhoff
Credit institutions	BGZ BNP Paribas S.A. ul. Kasprzaka 10/16 01-211 Warsaw Poland Jutlander Bank A/S Markedsvej 5 - 7 DK-9600 Aars Denmark
Auditor	PRICEWATERHOUSECOOPERS Statsautoriseret Revisionspartnerselskab Nobelparken Jens Chr. Skous Vej 1 DK-8000 Aarhus C
Attorney	Kromann Reumert Law Firm Sundkrogsgade 5 DK-2100 København Ø

Group highlights and key figures overview

	2018	2017	2016	2015	2014
	TEURO	TEURO	TEURO	TEURO	TEURO
Results for the year					
Net turnover	10.302	12.307	18.067	23.122	24.823
Earnings before interest, tax, depreciation and amortisation (EBITDA)	825	670	517	6.272	6.843
Earnings before interest and tax (EBIT)	186	468	(8.236)	(3.241)	7.781
Interest	(1.123)	(896)	(1.630)	(1.860)	(2.073)
Currency adjustments	(1.564)	2.442	(1.865)	(288)	(2.434)
Profit before tax	(2.348)	2.015	(11.731)	(5.161)	3.188
Results for the year	(2.290)	1.575	(11.522)	(4.738)	2.762
Balance sheet					
Fixed assets	158.251	162.440	154.752	156.534	171.957
Current assets	11.098	9.995	14.152	56.825	41.105
Assets, total	169.349	172.435	168.903	213.359	213.062
Share capital	67.928	68.086	68.189	67.974	67.974
Equity, total	129.874	134.572	129.988	127.741	124.540
Long-term debt	32.179	286	34.107	44.664	75.662
Short term debt	5.828	35.857	3.321	38.922	11.376
Cash flow					
From operating profit before changes in the working capital	844	849	2.004	6.273	6.831
From operating activities	(680)	5.121	9.235	8.023	(2.028)
From investment activities	(345)	(96)	11.846	8.015	18.433
Investments in tangible fixed assets, net	(345)	(406)	5.235	16.320	17.095
From financing activities	(335)	(4.262)	(43.635)	(6.398)	53
Change in cash and cash equivalents	(1.378)	763	(22.553)	9.640	16.458
Cash and cash equivalents, 31 December	1.689	3.139	2.240	25.737	15.880
Profit margin	2	4	-46	-14	31
(Earnings before interest and tax as % of turnover)					
Return on investment	0,1	0,3	-4,3	-2,6	3,7
(Earnings before interest and tax as % of average balance sheet total)					
Return on equity	-1,7	1,2	-8,8	3,7	2,3
(Net profit as % of average equity)					
Equity ratio	77	78	76	60	58
(Equity as % of assets)					
Equity per share (DKK)	191	198	190	188	183
Average number of employees	0	0	110	132	151

Management's report

Main activity

The group's main activity consists of crop production by its subsidiaries in Poland. The parent company's activities mainly consist of providing consultancy services.

Presentation of developments in the company's financial activities

The Group's revenue declined significantly compared to last year. The reason is that the group only operates farming activities on approx. 54% of the properties portfolio and the rest are leased out to third parties. In the previous year, the level of operational farming was above 60%.

The Group recorded total revenue of TEURO 10.302, a decrease compared to last year by TEURO 2.005. Operating profit for the Group was TEURO (2.290) (operating profit 2017: TEURO 1.575).

The company's results are significantly affected by weather conditions, and PLN exchange rate

Changes in equity

The changes in equity for 2018 are presented below:

The changes in equity specified in main items	TEURO
Equity as at 01 January 2018	134.572
Profit for the year (including currency adjustments)	(2.271)
Value adjustment of productive soil, subsidiaries	945
Other changes in equity	83
Change due to development of PLN rate	(3.455)
Equity as at 31 December 2018	129.874

New activities

No new activities have been set in motion this year.

Expected development

The Group's activities are not expected to change substantially in the coming years.

It is expected that earnings for the coming year will be realized by approximately EURO 3 million under condition that weather will not impact adversely on 2019 harvest.

Capital and cash resources

As of December 31, 2018 the Group had available funds of EURO 4,1 million. The Group secured PLN and EURO-denominated working capital facilities with BGZ BNP Paribas SA in the aggregate amount of EURO 33.7 million and overdraft with a limit of up to a EURO equivalent of EURO 4,2 million.

Based on the Group's financing needs for 2018, the management is of opinion that the Group and the Company have sufficient cash available for 2018. As such, the management presents this annual report on the assumption of the Group's and the Company's going concern.

Risk profile and risk management

Currency risks

As a result of the company's activities, which are located abroad, the exchange rate movements for PLN will therefore have a significant impact on the statement of the group's results, cash flows and in particular the equity. Currency adjustments of capital shares in subsidiaries are recognised directly in the equity.

Management's report

The group's bank borrowing

The distribution of the group's bank borrowing in foreign currency is as follows:

	31 December 2018
EURO	93 %
PLN	7 %

The group's bank credits are only obtained in EURO and PLN.

Interest rate risks

Basically, an agricultural business must have a high degree of funds generated from operations. The group has a general objective to not letting the debt financing of the group's investments exceed 30% of Group GAV. The total interest bearing debt is, however, significant, which is why any changes in interest rates will have an impact on earnings.

The group's debt consists of floating rate loans. In order to reduce exposure to risk of an increase of interest rate, a 2-year interest rate hedging of 100% of the Euro loan in BGZ BNP Paribas SA was agreed at the end of 2018.

As at 31 December 2018, the value of this hedging is negative at TEURO 290.

Credit risks

Credit risks are related to the trade debtors.

Market risks

The group's earnings are sensitive to fluctuations in the market price of crops. The Group contracts up to 50 % of its estimated annual production prior to harvest.

The Group also generates revenues from leasing its real estate portfolio to third parties. At the end of 2018 about 46% of the Group's property portfolio have been leased out to third parties.

External environment

The group has all the necessary authorisations for the production. During last year, management carried a review and registration of all buildings and installations for the assessment of the need for future environmental improvements. To meet future environmental requirements an amount of TEURO 1,395 has been reserved.

Shareholders

At the end of 2018 100% of the shares are owned by TEF Investments B.V.

Management's statement

The Executive and Supervisory Boards have today considered and adopted the Annual Report of Dangro Invest A/S for the financial year 1 January – 31 December 2018.

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

In our opinion, the Financial Statements and the Consolidated Financial Statements give a true and fair view of the financial position at 31 December 2018 of the Company and the Group and of the results of the Company and Group operations and cash flows for 2018.

In our opinion, Management's Review includes a true and fair account of the development in the operations and financial circumstances of the Group and the Company, of the results for the year and of the financial position of the Group and the Company as well as a description of the most significant risks and elements of uncertainty facing the Group and the Company.

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

Frederiksværk, 5. April 2019.

Executive Board

Stephen James Shephard

Supervisory Board

Peter Simon Bryde, chairman

Robert Pajurek

Gerd Böeckenhoff

Independent auditor`s Report

To the Shareholders of Dangro Invest A/S

Opinion

In our opinion, the Consolidated Financial Statements and the Parent Company Financial Statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2018, and of the results of the Group's and the Parent Company's operations as well as the consolidated cash flows for the financial year 1 January - 31 December 2018 in accordance with the Danish Financial Statements Act.

We have audited the Consolidated Financial Statements and the Parent Company Financial Statements of Dangro Invest A/S for the financial year 1 January - 31 December 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including of summary of significant accounting policies, for both the Group and the Parent Company, as well as consolidated statement of cash flows ("financial statements").

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 Group 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 Consolidated Financial Statements and the Parent Company Financial Statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement in Management's Review.

Management's Responsibilities for the Financial Statements

Management is responsible for the preparation of Consolidated Financial Statements and Parent Company 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 Group's and the Parent 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 Group or the Parent 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.

Independent auditor`s Report

- 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 Group's and the Parent Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Parent 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 Group and the Parent 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

Aarhus, 5. April 2019

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR No 33 77 12 31

Michael Nielsson
State Authorised Public Accountant
mne15151

Applied accounting policies

General

The annual report of Dangro Invest A/S for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act on class C enterprises (medium-sized).

The consolidated accounts and the annual accounts have been prepared in accordance with the same accounting policies as last year.

Financial Statements for 2018 are presented in EURO.

General notes on recognition and measurement

In the income statement, income and expenses are recognised as they are earned, including value adjustments of financial assets and liabilities. The income statement also recognises all costs, including depreciation and write-down.

Assets are recognised in the balance sheet if it is probable that future financial benefits will flow to the company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet if it is probable that future financial benefits will flow out of the company and the value of the liability can be measured reliably.

Assets and liabilities must be measured at cost on initial recognition. Subsequently, assets and liabilities must be measured as described for each individual item in the following sections below.

On recognition and measurement foreseeable losses and risks arising before the time at which the annual report is presented and which are proving or disproving matters arising on or before the balance sheet day must be taken into consideration.

The consolidated accounts

The consolidated accounts shall include the parent company Dangro Invest A/S and any subsidiaries in which Dangro Invest A/S directly or indirectly holds more than 50 % of the capital shares and has a controlling interest.

Companies in which the group holds more than 20 % of the capital shares and has a significant, but not a controlling interest, shall be regarded as associated companies.

On consolidation, any intragroup income and expenses, shareholdings, intragroup balances and dividends as well as any realised gain and loss resulting from transactions between the consolidated companies are eliminated.

Investments in subsidiaries are eliminated at the proportionate share of the net assets and liabilities of the subsidiary at the time of purchase measured at fair value.

In connection with purchase of new companies, the acquisition method is applied, according to which the identified assets and liabilities of the purchased companies are measured at fair value at the time of purchase. Provisions are recognised to cover the charges of any decided and published restructuring in the acquired company in connection with the purchase. The tax effect of the reassessments made is taken into account.

Intragroup business combination

In connection with business combination such as purchase and sale of capital shares, mergers, etc. pertaining to companies that are under the parent company's control, the pooling of interest method is applied. Differences between the agreed fee and the acquired or sold company's net asset value are recognised in the equity.

Foreign currency conversion

Transactions based on foreign currency have been converted at the rate of the transaction date. Receivables, debt and other items in foreign currency, which are not settled at the balance sheet date, will be converted at the rate of the balance sheet date.

Realised and unrealised currency adjustments are recognised in the income statement under net interest and similar income and expenditure.

The income statement of foreign subsidiaries is converted at the average rate of the year. Balance sheet items are converted at the rate of the balance sheet date. Currency adjustments arising from the conversion of equity at the beginning of the year and currency adjustments arising from the conversion of the income statement at the rate of the balance sheet date are recognised directly in the equity.

Currency adjustment of balances regarded as a part of the total investment in subsidiaries is recognised directly in the equity under retained profit.

Applied accounting policies

Derivative financial instruments

Derivative financial instruments are initially recognised at cost in the balance sheet and will subsequently be measured at fair value. Positive and negative fair values of derivative financial instruments are included in other receivables or other debt, respectively. Changes in the fair values of derivative financial instruments are recognised in the income statement.

Changes in the fair values of derivative financial instruments, which are used to secure net investments in independent, foreign subsidiaries or associated companies, are recognised directly in the equity.

Income statement

Net turnover

The net turnover resulting from sales of commercial products, finished products, and services are recognised in the income statement if delivery and passing of risk have taken place within the end of the year and if the income can be made up reliably and is expected to be received. The net turnover is recognised exclusive of VAT, indirect tax and less any discounts in connection with the sale.

Value adjustment of work in progress (root crops)

At the time of the harvest, root crops become inventories for finished goods at fair value less distribution costs, which will then constitute the cost price.

Sale of services consists of rental income from leased land and buildings, field work performed for associated companies as well as field work and administrative services performed for others.

Land and crop subsidies etc.

Land subsidies are recognised in the income statement when the right to the subsidy is earned and the individual applications are approved. A significant part of the subsidies are not received until the following year in the period January to April. The amount is included under other receivables in the balance sheet.

The item also includes separate subsidies for special crops and separate refund of energy taxes.

Production costs

The production costs include costs incurred to obtain the net turnover of the year. It also includes costs for raw materials and ancillary materials, energy consumption and machinery costs.

Other external costs

Other external costs include operation of buildings, lease and rent of land and buildings, direct and indirect agricultural taxes, insurance as well as administrative expenses.

Share of profits of subsidiaries

In the income statement, the proportional share of the result after tax of the individual companies is recognised.

Interest and similar income and expenditure

Interest and similar income and expenditure are recognised in the income statement at the amounts related to the financial year. Net interest and similar income and expenditure include interest earnings and expenses, finance costs in connection with financial leasing, as well as realised and unrealised foreign exchange gains.

Tax on the results for the year

The tax for the year is recognised in the income statement with the share which is ascribable to the net profit and directly in the equity with the share which is ascribable to items directly in the equity.

The parent company is not jointly taxed with foreign subsidiaries.

Applied accounting policies

Balance sheet

Tangible fixed assets

The tangible fixed assets, except for productive soil, are measured at cost less any accumulated depreciation and write-down.

The productive soil is measured at fair value. There are regular reassessments of the fair value of the productive soil. Productive soil is not depreciated. An amount corresponding to the revaluation is tied directly to a revaluation reserve under the equity. The revaluation reserve is reduced by the deferred tax, which is ascribable to the revaluation, if applicable.

Write-down of productive soil is set off against previously performed revaluation for that same soil. If the write-down exceeds any previous revaluation made, the difference is recognised in the income statement.

The cost price includes the acquisition price and any costs directly associated with the acquisition until the time when the asset is ready for use. The acquisition price is added to all land improvements that are assessed as being permanent. For self-produced assets and land improvements the cost price includes direct and indirect costs for materials, components, subcontractors and pay.

Straight-line depreciation is performed on the basis of an assessment of the economic life of the individual assets:

Buildings, owned properties	15 - 50 years
Plant and machinery	8 - 12 years

Profit and loss from the sale of tangible fixed assets are made up as the difference between the total proceeds less any distribution costs and the net asset value at the time of the sale. Profit and loss are recognised in the income statement under depreciation.

Net Book Value of buildings of the Group's is annually tested against third party valuations.

Tangible fixed assets that are leased and comply with the terms of financial leasing are treated according to the same guidelines as owned assets.

Fixed asset investments

Shares in subsidiaries are measured by the equity method.

Shares in subsidiaries and associated companies are measured at the proportionate share of the equity value of the companies made up in accordance with the group's accounting principles less or plus any unrealised intragroup profits and losses and plus or less the remaining value of positive or negative goodwill made up in accordance with the acquisition method.

Net revaluation of capital shares in subsidiaries and associated companies are displayed as a net revaluation reserve by the equity method in the equity to the extent that the net asset value does not exceed the cost price. Dividends from subsidiaries which are expected to be adopted prior to the approval of the annual report of Dangro Invest A/S are not tied to the revaluation reserve.

Other securities and capital shares are recognised at the acquisition price or at their lower value on the balance sheet date.

Inventories

Inventories are measured at cost according to the FIFO method or net realisable value if this is lower. The cost price of commercial products and ancillary materials includes the cost price plus delivery costs.

Goods in production (root crops) are measured at fair value less realisation costs. The fair value will typically be equivalent to the costs incurred in connection with the establishment of the crops and the share of any production overhead until the balance sheet date.

Finished products (crops) are measured at fair value at the time of the harvest less realisation costs. If the fair value is lower on the balance sheet date, the value is written down to this.

Debtors

Any receivables from sale and services are measured in the balance sheet at face value less depreciation in compliance with expected losses following an assessment of the individual receivables.

Accrued income and deferred expenses

Accrued income and deferred expenses consist of cost in relation to rent, and insurance etc.

Applied accounting policies

Equity

Revaluation reserve

The revaluation reserve includes revaluations of the Group's own productive soil. The revaluation is reduced by deferred tax, which is ascribable to the revaluation.

Revaluation reserve under the equity method

The revaluation reserve under the equity method includes net revaluation of capital shares in subsidiaries and associated companies in relation to the cost price.

The reserve can be eliminated in case of loss, realisation of capital shares or changes in accounting estimates.

The reserve cannot be recognised by a negative amount.

Corporation tax and deferred tax

Any current tax liabilities and tax receivables are recognised in the balance sheet as forecast tax liability of the taxable income for the year, regulated for tax of the taxable income for previous years and taxes prepaid.

Deferred tax is measured by the balance sheet liability method of all temporary differences between the net asset value and the value for tax of assets and liabilities. No deferred tax will be recognised for temporary differences regarding goodwill non-deductible for tax purposes and other items where temporary differences apart from acquisitions have occurred at the time of the acquisition without affecting the result or the taxable income. In the cases where the statement of the tax base can be made in accordance with alternative tax rules, the deferred tax is measured on the basis of the planned application of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax base of deferrable tax loss, are recognised at the expected value base of their application, either by tax equalisation of future income or by set-off against deferred tax within the same legal tax entity and jurisdiction.

Deferred tax regulations are performed regarding the eliminations of unrealised intragroup profits and losses.

Deferred tax is measured on the basis of the tax rules and tax rates in the respective countries which will be applicable in accordance with the law at the balance sheet date, when the deferred tax is expected to create a tax liability.

Debts

Financial debts are recognised at the time of the raising of the loan at the received proceeds less any incurred transactions costs. In subsequent periods, the financial liabilities are measured at amortised cost.

Any other debts are measured at net realisable value.

Applied accounting policies

Cash flow statement

The cash flow statement presents the Group's cash flows divided between operating, investment and financing activities for the year, the change in cash and cash equivalents and the Group's cash and cash equivalents at the beginning and the end of the year.

The cash flow effect of purchase and sale of companies is displayed separately under the cash flow from the investment activities. The cash flow statement includes cash flows regarding acquired companies from the time of the acquisition and the cash flows regarding companies sold are recognised until the time of the sale.

Cash flows from operating activities

The cash flows from operating activities are measured as the Group's share of the profit, regulated for non-cash operating items, changes in the working capital and paid corporation taxes.

Cash flows from investment activities

The cash flows from investment activities include payments in connection with purchase and sale of companies and activities as well as purchase and sale of intangible and tangible fixed assets and fixed asset investments.

Cash flows from financing activities

The cash flows from financing activities include changes in the size or composition of the share capital and costs in this connection as well as raising of loans, interest bearing debt and payment of dividend to the shareholders.

Cash and cash equivalents

Cash and cash equivalents include cash funds and short-term bank borrowing.

Group income statement

	2018	2017
	EURO	EURO
1 January - 31 December		
Sale of crops	5.099.952	11.203.322
Sale of services	1.772.369	1.150.713
Land and crop subsidies and reimbursement	1.540.515	2.382.462
Compensation for crops and other income	519.661	(25.837)
Changing crop inventories	344.960	(123.186)
Changing root crop inventories	1.024.539	(2.280.478)
Net turnover	10.301.996	12.306.997
Cost of raw materials and other production costs	(7.835.094)	(9.560.415)
Other external costs	(1.641.567)	(2.076.529)
Gross profit	825.335	670.054
1 Amortisation/depreciation and write-down, fixed assets	(639.583)	(359.021)
2 Write-down, current assets	-	157.472
Earnings before interest and tax	185.752	468.505
3 Interest and similar income	154.388	2.462.191
4 Finance costs	(2.688.061)	(915.884)
Profit before tax	(2.347.921)	2.014.812
5 Tax on the results for the year	57.619	(440.100)
Result for the year	(2.290.302)	1.574.712

Group balance sheet

	2018 EURO	2017 EURO
Assets as at 31 December		
6 Productive soil	154.447.988	158.230.109
7 Buildings, properties	3.274.769	3.701.024
8 Plant and machinery	-	-
Tangible fixed assets, total	157.722.757	161.931.133
9 Other securities and capital shares	-	-
10 Other receivables	-	-
11 Deferred tax receivable	528.293	509.078
Fixed assets investments, total	528.293	509.078
Fixed assets, total	158.251.050	162.440.211
Raw materials and ancillary materials	17.298	21.742
Root crops	3.742.497	2.810.474
Finished products, crops	1.281.004	967.842
Prepayments of goods	-	33.446
Inventories, total	5.040799	3.833.504
Receivables from sale and services	545.401	196.207
Other receivables	1.258.841	1.205.367
12 Accrued income and deferred expenses	148.340	57.087
Receivables, total	1.952.582	1.458.661
Cash funds	4.104.631	4.702.514
Current assets, total	11.098.012	9.994.679
Assets, total	169.349.062	172.434.890

Group balance sheet

	2018 EURO	2017 EURO
Liabilities as at 31 December		
13 Corporate capital	67.927.587	68.085.632
14 Revaluation reserve	61.478.309	62.407.747
15 Proposed dividend for the year	-	18.132.057
16 Retained profit	467.941	(14.053.562)
Equity, total	129.873.837	134.571.874
17 Deferred tax	72.118	311.146
18 Provision for environmental cost	1.395.339	1.438.557
Provisions, total	1.467.457	1.749.703
19 Credit institutions	31.889.725	150.627
20 Other financial liabilities	290.013	105.211
Long-term debt, total	32.179.738	255.838
Share of long-term debt payable within 1 year	1.511.499	33.779.156
Credit institutions	2.416.029	1.563.726
Prepayments from customers	182.408	292.863
Suppliers of goods and services	1.350.427	93.964
Amounts due to related companies	111.124	-
Corporate income tax	217.695	105.810
Other debt	24.631	8.170
Provision	14.217	13.786
Short-term debt, total	5.828.030	35.857.475
Provisions and debt, total	39.475.225	37.863.016
Liabilities, total	169.349.062	172.434.890
21 Pledged assets and security		
22 Capital and cash resources		
23 Contingent assets		
24 Events after the end of the financial year		

Group cash flow statement

	2018	2017
	EURO	EURO
Results for the year	(2.271.448)	1.595.714
Depreciation, write-downs and provisions for cost	639.583	359.021
Net interests and similar income and expenditure	2.533.673	(1.546.307)
Tax on the results for the year	(57.619)	440.100
Cash flow from operating profit before changes in the working capital	844.189	848.528
Change of inventories	(1.216.194)	2.065.254
Change in receivables	(497.306)	4.536.552
Change in short-term debt	1.387.103	(1.171.128)
Cash flow from operations before interest	517.792	6.279.206
Interest received	154.388	17.361
Interest paid	(1.124.406)	(913.366)
Tax paid	(228.212)	(262.293)
Cash flow from operating activities	(680.438)	5.120.908
Performed work, land improvements	(26.045)	-
Purchase of buildings	(318.373)	(431.458)
Purchase and sale of plant and machinery	(1.081)	25.098
Other receivables and investments	-	310.316
Cash flow from investment activities	(345.499)	(96.045)
Repayment of loans with credit institutions	(335.004)	(1.263.830)
Dividends paid	-	(2.997.833)
Cash flow from financing activities	(335.004)	(4.261.663)
Cash flow for the year	(1.360.941)	763.200
Opening cash and cash equivalents	3.138.788	2.239.652
Value adjustment, cash and cash equivalents	(89.845)	135.936
Closing cash and cash equivalents	1.688.602	3.138.788
Cash funds	4.104.631	4.702.514
Short-term bank borrowing	(2.416.029)	(1.563.726)
Closing cash and equivalents	1.688.602	3.138.788

The cash flows cannot be directly derived from the other elements of the consolidated accounts.

Group notes

	2018	2017
	EURO	EURO
1 Depreciation and write-down, fixed assets		
Depreciation, fixed assets	131.909	84.371
Profit from sale of other fixed assets, Poland	(2.086)	(29.693)
Write-down of fixed assets	509.760	304.343
Depreciation and write-down, fixed assets, total	639.583	359.021
2 Write-down, current assets		
Reverse Write-down, receivables	-	(157.472)
Write-down, current assets, total	-	(157.472)
3 Interest and similar income		
Interest income, financial institutions etc.	154.388	17.361
Value adjustments of receivables and debt	-	2.444.830
Interest and similar income, total	154.388	2.462.191
4 Finance costs		
Interest expenses, financial institutions etc.	1.124.406	913.366
Loss from sale of financial assets	-	2.518
Value adjustments of receivables and debt	1.563.655	-
Finance costs, total	2.688.061	915.884
5 Tax on the results for the year		
Current tax for the year	(228.212)	(262.293)
Deferred tax	285.831	(177.807)
Tax on the results for the year, total	57.619	(440.100)
6 Productive soil		
Cost price, 1. January	95.822.362	90.339.215
Currency adjustments at closing rate	(2.878.728)	5.483.147
Acquisitions during the year	26.045	-
Disposals during the year	-	-
Cost price, 31. December	92.969.679	95.822.362
Revaluation, 1. January	62.407.747	60.363.393
Currency adjustments at closing rate	(1.874.875)	3.663.761
Revaluation for the year	945.437	(1.619.407)
Revaluation, 31. December	61.478.309	62.407.747
Net asset value as at 31. December	154.447.988	158.230.109

Group notes

	2018	2017
	EURO	EURO
7 Buildings, properties		
Cost price, 1. January	5.954.443	5.336.289
Currency adjustments at closing rate	(178.886)	323.888
Acquisitions during the year	318.373	431.458
Disposals during the year	-	(137.192)
Cost price, 31. December	6.093.930	5.954.443
Depreciation, 1. January	(2.253.419)	(1.889.044)
Currency adjustments at closing rate	67.698	(114.656)
Depreciation and Write-down, disposals during the year	-	137.192
Depreciation for the year	(127.702)	(75.961)
Write-down, for the year	(505.738)	(310.950)
Depreciation, 31. December	(2.819.161)	(2.253.419)
Net asset value as at 31. December	3.274.769	3.701.024
8 Plant and machinery		
Cost price, 1. January	915.709	908.068
Currency adjustments at closing rate	(27.510)	55.115
Acquisitions during the year	3.167	10.242
Disposals during the year	(16.837)	(57.716)
Cost price, 31. December	874.529	915.709
Depreciation, 1. January	(915.709)	(908.068)
Currency adjustments at closing rate	27.510	(55.115)
Depreciation, disposals during the year	16.837	57.716
Depreciation, for the year	(3.167)	(10.242)
Depreciation, 31. December	(874.529)	(915.709)
Net asset value as at 31. December	-	-
9 Other securities and capital shares		
Cost price, 1. January	-	33.590
Currency adjustments at closing rate	-	2.038
Disposals during the year	-	(35.628)
Cost price, 31. December	-	-
Net asset value as at 31. December	-	-
10 Other receivables		
Cost price, 1. January	2.205.431	2.227.693
Currency adjustments at closing rate	(66.256)	135.210
Disposals during the year	-	(157.472)
Cost price, 31. December	2.139.175	2.205.431
Write-down, 1. January	(2.205.431)	(2.227.693)
Currency adjustments at closing rate	66.256	(135.210)
Change Write-down during the year	-	157.472
Write-down at fair value, 31. December	(2.139.175)	(2.205.431)
Net asset value as at 31. December	-	-

Group notes

	2018	2017
	EURO	EURO
10 Other receivables		
Other receivables comprise of long-term loans granted to former Group Companies in Romania. Loans were granted in the years 2008-2013. The Group continues to work on recovery of these loans, however there is a great uncertainty the borrower's ability to pay and time of repayment.		
11 Deferred tax receivable		
Deferred tax, receivable, 1. January	509.078	568.169
Currency adjustments at closing rate	(15.292)	34.484
Change in deferred tax receivable for the year	34.507	(93.575)
Deferred tax receivable as at 31. December	528.293	509.078
12 Accrued income and deferred expenses		
Insurance etc.	145.948	53.716
Accrual rental income	2.392	3.371
Accrued income and deferred expenses as at 31. December	148.340	57.087
13 Corporate capital		
Corporate capital, 1. January	68.085.632	68.189.074
Currency adjustments at closing rate	(158.045)	(103.442)
Corporate capital as at 31. December	67.927.587	68.085.632
The corporate capital consist of shares of DKK 100.		
14 Revaluation reserve		
Revaluation reserve, 1. January	62.407.747	60.363.393
Currency adjustments at closing rate	(1.874.875)	3.663.761
Value adjustments for the year, land	945.437	(1.619.407)
Revaluation reserve as at 31. December	61.478.309	62.407.747
15 Proposed dividend for the year		
Proposed dividends 1. January	18.132.057	-
Currency adjustments at closing rate	(42.090)	-
Proposed dividend for the year	-	18.132.057
Reversed proposed dividend for last year	(18.089.967)	-
Proposed dividend as at 31. December	-	18.132.057
16 Retained profit		
Retained profit, 1. January	(14.053.562)	1.413.343
Currency adjustments at closing rate	(1.379.676)	4.297.848
Change in value of fixed-rate agreement, reduced by deferred tax	82.661	358.813
Retained profit for the year	(2.290.302)	1.574.712
Currency adjustment of profit at closing rate	18.853	21.002
Currency adjustment of paid dividend at closing rate	-	(589.390)
Dividends paid in the year	-	(2.997.833)
Proposed dividend for the year	-	(18.132.057)
Reversed proposed dividend for last year	18.089.967	-
Retained profit as at 31. December	467.941	(14.053.562)

Group notes

	2018	2017
	EURO	EURO
Appropriation statement		
Result for the year	(2.290.302)	1.574.712
Available	(2.290.302)	1.574.712
The following allocation of the Group's profit/(loss) is proposed:		
Retained profit (loss)	(2.290.302)	1.574.712
Appropriation, total	(2.290.302)	1.574.712
17 Deferred tax		
Deferred tax, 1. January	311.146	130.941
Currency adjustments at closing rate	(9.348)	7.948
Change in deferred tax for the year	(229.680)	172.257
Deferred tax as at 31. December	72.118	311.146
18 Provisions for environmental cost		
Provisions, 1. January	1.438.557	1.356.240
Currency adjustments at closing rate	(43.218)	82.317
Provisions during the year for environmental measures	-	-
Provisions for environmental cost as at 31. December	1.395.339	1.438.557
During the year, measures carried a review and registration of all buildings and installations for the assessment of the need for future environmental improvements. To meet future environmental requirements set aside TPLN 6.000.		
19 Credit institutions		
BGZ BNP Paribas SA. Poland loan i EURO	31.766.640	-
ARIMR, long-term preferential debt funding CAPEX project (PLN-denominated)	123.085	150.627
Credit institutions as at 31. December	31.889.725	150.627
BGZ BNP Paribas SA: Loan in TEURO 31.766 Maturity year 2020. Due Within 1 year TEURO 1.500.		
ARIMR: Loan in TPLN. 628 Maturity year 2030/2032 Tenure beyond 5 years TPLN 482 Due Within 1 year TPLN 49		
20 Other financial liabilities		
Value, 1. January	105.211	516.821
Currency adjustments at closing rate	(3.161)	31.369
Adjustment for the year	187.963	(442.979)
Other financial liabilities as at 31. December	290.013	105.211

The group's debt consists of floating rate loans. In order to reduce exposure to risk of an increase of interest rate, a 2-year interest rate hedging of 100% of the Euro loan in BGZ BNP Paribas SA was agreed in the end of 2018. As at 31 December 2018, the value of this hedging is negative at TEURO 290. The agreement expires on September 30, 2020.

Group notes

	2018	2017
	EURO	EURO
21 Pledged assets and security		
In accordance with the terms of the debt facility with BGZ BNP Paribas SA, the Group's has provided BGZ BNP Paribas SA., with the following security.		
First charge on the Group's real estate assets owned by the Group's subsidiaries in Poland. The net asset value, confirmed as of the balance sheet date by independent third party valuer, of the real estate assets amounts to TEURO 154.448.		
Lien on shares of all Group companies that own the real estate.		
Total registered pledge TEURO 129.000.		
All group companies have joint and several liability as co-debtors in relation to BGZ BNP Paribas SA.		
22 Capital and cash resources		
As of December 31, 2018 the Group has available funds of EURO 4.1 million. Post balance sheet date the Group secured PLN and EURO-denominated working capital facilities with BGZ BNP Paribas SA in the aggregate amount of EURO 33.7 million and overdraft with limit up to EURO equivalent of EURO 4,2 million.		
Based on the above and the Group's financing needs for 2018, the management is of opinion that the Group and the Company have sufficient cash available for 2018. As such, the management present this annual report on the assumption of the Group's and the Company's going concern.		
23 Contingent assets		
The group has a deferred tax receivable of TEURO 2.963. It is not estimated that the group can make use of this within a short time frame, which is why the amount is not recognised in the consolidated accounts.		
24 Events after the end of the financial year		
There have been no events after the financial year that could significantly affect the Group's financial position.		

Income statement – parent company

	2018 EURO	2017 EURO
1 January - 31 December		
Note		
Net turnover	134.992	76.901
Other external costs	(203.405)	(200.167)
Gross profit	(68.413)	(123.266)
Earnings before interest and tax	(68.413)	(123.266)
1 Share of profits of subsidiaries	(2.389.885)	967.395
2 Interest and similar income	755.794	730.583
3 Finance costs	(587.798)	-
Profit before tax	(2.290.302)	1.574.712
Tax on the results for the year	-	-
Result for the year	(2.290.302)	1.574.712

Balance sheet – parent company

Note		2018 EURO	2017 EURO
	Assets as at 31 December		
4	Shares in subsidiaries	108.606.162	113.354.531
5	Amounts owed by subsidiaries	21.317.719	-
	Fixed assets, total	129.923.881	113.354.531
	Amounts owed by subsidiaries	33.880	21.198.786
	Other receivables	1.142	7.694
	Receivables, total	35.022	21.206.480
	Cash funds	39.458	27.651
	Current assets, total	74.480	21.234.131
	Assets, total	129.998.361	134.588.662

Balance sheet – parent company

Note		2018 EURO	2017 EURO
Liabilities as at 31. December			
6	Corporate capital	67.927.587	68.085.632
7	Revaluation reserve under the equity method	43.025.465	47.621.249
8	Proposed dividend for the year	-	18.132.057
9	Retained profit	18.920.785	732.935
Equity, total		129.873.837	134.571.873
<hr/>			
	Suppliers of goods and services	13.400	16.789
	Debt for subsidiaries	111.124	-
	Other debt	-	-
Short-term debt, total		124.524	16.789
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Liabilities, total		129.998.361	134.588.662
<hr/>			

- 10 Related parties
- 11 Contingent liabilities
- 12 Contingent assets
- 13 Pledged assets and security
- 14 Capital and cash resources
- 15 Events after the end of the financial year
- 16 Group chart

Notes – parent company

	2018 EURO	2017 EURO
1 Share of profits subsidiaries		
Share of profits subsidiaries	(2.389.885)	967.395
Share of profits subsidiaries, total	(2.389.885)	967.395
2 Interest and similar income		
Interest income, financial institutions etc.	-	-
Interest income, subsidiaries	755.794	191.691
Value adjustments of receivables and debt	-	538.892
Interest and similar income, total	755.794	730.583
3 Finance costs		
Interest expenses, financial institutions etc.	-	-
Value adjustments of receivables and debt	587.798	-
Finance costs, total	587.798	-
4 Shares in subsidiaries		
Cost price 1. January	48.986.969	49.061.395
Currency adjustments at closing rate	(113.712)	(74.426)
Cost price 31. December	48.873.257	48.986.969
Value adjustments 1, January	64.367.562	80.057.077
Currency adjustments at closing rate	(3.291.722)	7.911.283
Value adjustment for the year	1.028.097	(1.260.594)
Dividends paid in the year at closing rate	-	(23.328.601)
Net profit shares	(2.389.885)	967.395
Currency adjustments of profit at closing rate	18.853	21.002
Value adjustment 31. December	59.732.905	64.367.562
Shares in subsidiaries as at 31. December	108.606.162	113.354.531
Shares in subsidiaries as at 31. December 2018 consists of shares in the Group's subsidiaries in Poland. Please refer to note 16 "Group Chart".		
5 Amounts owed by subsidiaries		
Cost price, 1. January	-	-
Transferred from amounts owed by subsidiaries current assets	21.198.786	-
Currency adjustments at closing rate	(636.861)	-
Acquisitions during the year	755.794	-
Amounts owed by subsidiaries as at 31. December	21.317.719	-

Notes – parent company

	2018 EURO	2017 EURO
6 Corporate capital		
Corporate capital 1. January	68.085.632	68.189.074
Currency adjustments at closing rate	(158.045)	(103.442)
Corporate capital as at 31. December	67.927.587	68.085.632

The corporate capital consists of shares of DKK 100.

Corporate capital trends can be specified as follows:

	2018 TDKK	2017 TDKK	2016 TDKK	2015 TDKK	2014 TDKK
1 January	506.923	506.923	506.923	506.923	506.923
Capital increase	0	0	0	0	0
31 December	506.923	506.923	506.923	506.923	506.923

7 Revaluation reserve under the equity method		
Reserve 1. January	47.621.249	63.285.322
Currency adjustments at closing rate	(3.252.849)	7.936.725
Value adjustment for the year	1.028.097	(1.260.594)
Change for the year, cf. The appropriation statement	(2.389.885)	967.395
Currency adjustment of profit at closing rate	18.853	21.002
Dividends paid in the year at closing rate	-	(23.328.601)
Revaluation reserve under the equity method as at 31. December	43.025.465	47.621.249

8 Proposed dividend for the year		
Proposed dividend, 1. January	18.132.057	-
Currency adjustments at closing rate	(42.090)	-
Proposed dividend for the year	-	18.132.057
Reversed proposed dividend for last year	(18.089.967)	-
Proposed dividend as at 31. December	-	18.132.057

9 Retained profit		
Retained profit 1. January	732.935	(1.485.957)
Currency adjustments at closing rate	(1.700)	2.254
Received dividends	-	22.739.211
Paid dividends in the year	-	(2.997.833)
Proposed dividend for the year	-	(18.132.057)
Retained profit for the year	99.583	607.317
Reversed proposed dividend for last year	18.089.967	-
Retained profit as at 31. December	18.920.785	732.935

Appropriation statement		
Result for the year	(2.290.302)	1.574.712
Available	(2.290.302)	1.574.712

The following allocation of the Group's profit is suggested:

Change in revaluation reserve under the equity method	(2.389.885)	967.395
Retained profit	99.583	607.317
Appropriation, total	(2.290.302)	1.574.712

Notes – parent company

10 Related parties

TEFF Investments B.V. ,Claude Debussylaan 10, 1082 MD, Amsterdam, Netherlands holds 100% interest in the Company as at December 31, 2018.

Transactions

During the year, there have been transactions with the parties above.
The transactions have consisted in purchase of administrative services for Dangro Invest A/S in connection with the operation of the group undertakings in Poland.
The transactions are performed on the basis of concluded agreements and at arm's length.

The internal trade with group undertakings for the year includes the following:
Sale of services to group undertakings TEURO 135.
Interest TEURO 756.
Transactions with group undertakings are eliminated in the consolidated accounts.

11 Contingent liabilities

The company has submitted a guarantee in connection with financing in Group companies by BGZ BNP Paribas SA.

12 Contingent assets

The company has a deferred tax receivable of TEURO 2.963. It is not estimated that the company can make use of this within a short time frame, which is why the amount is not recognised in the annual accounts.

13 Pledged assets and security

Shares in the subsidiaries in Poland are pledged for the benefit of BGZ BNP Paribas SA.

14 Capital and cash resources

Reference is made to note 22 of the consolidated accounts.

15 Events after the end of the financial year

There have been no events after the financial year that could significantly affect the Group's financial position

Notes – parent company

16 Group chart

Parent company: Dangro Invest A/S

Consolidated group companies as at 31/12/2018

The Company holds 100% interest in the following companies directly (or indirectly) (referred together as the "Group")

Name:	Registered office:
Pszenrol SA	Lozice, Pyrzyce, Poland
Agra Sp.z.o.o.	Lozice, Pyrzyce, Poland
Rola Sp.z.o.o.	Lozice, Pyrzyce, Poland
Ziemrol Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agroservice Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agramax Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agroland Sp.z.o.o.	Lozice, Pyrzyce, Poland
Budus Sp.z.o.o.	Lozice, Pyrzyce, Poland
Rolzbud Sp.z.o.o.	Lozice, Pyrzyce, Poland
Sobieradz Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agat Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agrifarm Sp.z.o.o.	Lozice, Pyrzyce, Poland
Amal Sp.z.o.o.	Lozice, Pyrzyce, Poland
Jasionno Sp.z.o.o.	Lozice, Pyrzyce, Poland
Rolpol Sp.z.o.o.	Lozice, Pyrzyce, Poland
Kolno Sp.z.o.o.	Lozice, Pyrzyce, Poland
Satopy Sp.z.o.o.	Lozice, Pyrzyce, Poland
Cisy Sp.z.o.o.	Lozice, Pyrzyce, Poland
Walichnowy Sp.z.o.o.	Lozice, Pyrzyce, Poland
Milkowo Sp.z.o.o.	Lozice, Pyrzyce, Poland
Lozice Sp.z.o.	Lozice, Pyrzyce, Poland
Cieszyslaw Sp.z.o.o.	Lozice, Pyrzyce, Poland
Opal Sp.z.o.o.	Lozice, Pyrzyce, Poland
Tetyń Sp.z.o.o.	Lozice, Pyrzyce, Poland
Amber Sp.z.o.o.	Lozice, Pyrzyce, Poland
Weziny Sp.z.o.o.	Lozice, Pyrzyce, Poland
See Agro Sp.z.o.o.	Lozice, Pyrzyce, Poland
Agro Dubliny Sp.z.o.o.	Lozice, Pyrzyce, Poland
Szafir Sp.z.o.o.	Lozice, Pyrzyce, Poland
Jaroslawsko I Sp.z.o.o.	Lozice, Pyrzyce, Poland
Ogardy Sp.z.o.o.	Lozice, Pyrzyce, Poland
Jaroslawsko II Sp.z.o.o.	Lozice, Pyrzyce, Poland
Adamas SA	Lozice, Pyrzyce, Poland