

Stenhusvej A/S
Anelystparken 16
8381 Tilst
Central Business Registration No
20595205

Annual report 2016

The Annual General Meeting adopted the annual report on 23.05.2017

Chairman of the General Meeting

Name: Henrik Nebelong

Contents

	<u>Page</u>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's report	3
Management commentary	6
Income statement for 2016	7
Balance sheet at 31.12.2016	8
Statement of changes in equity for 2016	10
Notes	11
Accounting policies	14

Entity details

Entity

Stenusvej A/S
Anelystparken 16
8381 Tilst

Central Business Registration No: 20595205

Registered in: Aarhus

Financial year: 01.01.2016 - 31.12.2016

Board of Directors

Henrik Nebelong, Chairman
Manfred Georg Kummetz
Bernd Georg Burkhard Baus

Executive Board

Mads Bilenberg Jørgensen, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
City Tower, Værkmestergade 2
8000 Aarhus C

Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of Stenusvej A/S for the financial year 01.01.2016 - 31.12.2016.

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 31.12.2016 and of the results of its operations for the financial year 01.01.2016 - 31.12.2016.

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.

Aarhus, 23.05.2017

Executive Board

Mads Bilenberg Jørgensen
CEO

Board of Directors

Henrik Nebelong
Chairman

Manfred Georg Kummetz

Bernd Georg Burkhard Baus

Independent auditor's report

To the shareholders of Stenusvej A/S

Opinion

We have audited the financial statements of Stenusvej A/S for the financial year 01.01.2016 - 31.12.2016, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared 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 31.12.2016 and of the results of its operations for the financial year 01.01.2016 - 31.12.2016 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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.

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, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements 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 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 judgement and maintain professional scepticism throughout the audit. We also:

Independent auditor's report

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

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 audit 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 audit 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.

Independent auditor's report

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

Aarhus, 23.05.2017

Deloitte

Statsautoriseret Revisionspartnerselskab

Central Business Registration No: 33963556

Henrik Vedel
State-Authorised Public Accountant

Torben Aunbøl
State-Authorised Public Accountant

Management commentary

Primary activities

The Company's property, which is located in Holbæk, has been rented out to BAUHAUS Danmark A/S as a DIY centre in the entire financial year.

Development in activities and finances

The Company's development in the financial year was as expected.

The annual report has not been affected by special circumstances, and no uncertainty has occurred relating to recognition and measurement in the annual report 2016.

Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK</u>
Revenue		11,503,359	11,405,401
Other operating income		0	20,000
Other external expenses		<u>(189,276)</u>	<u>(950,806)</u>
Gross profit/loss		11,314,083	10,474,595
Depreciation, amortisation and impairment losses		<u>(2,248,298)</u>	<u>(2,248,298)</u>
Operating profit/loss		9,065,785	8,226,297
Other financial income	1	0	58,404
Other financial expenses	2	<u>(371,883)</u>	<u>(1,350,775)</u>
Profit/loss before tax		8,693,902	6,933,926
Tax on profit/loss for the year	3	<u>(1,912,912)</u>	<u>(1,622,789)</u>
Profit/loss for the year		<u>6,780,990</u>	<u>5,311,137</u>
Proposed distribution of profit/loss			
Ordinary dividend for the financial year		0	3,000,000
Retained earnings		<u>6,780,990</u>	<u>2,311,137</u>
		<u>6,780,990</u>	<u>5,311,137</u>

Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK</u>
Land and buildings		48,824,496	51,072,794
Property, plant and equipment	4	48,824,496	51,072,794
Fixed assets		48,824,496	51,072,794
Receivables from group enterprises		0	3,099,019
Receivables		0	3,099,019
Current assets		0	3,099,019
Assets		48,824,496	54,171,813

Balance sheet at 31.12.2016

	<u>Notes</u>	<u>2016 DKK</u>	<u>2015 DKK</u>
Contributed capital	5	500,000	500,000
Retained earnings		25,661,743	18,880,753
Proposed dividend		<u>0</u>	<u>3,000,000</u>
Equity		<u>26,161,743</u>	<u>22,380,753</u>
Deferred tax		<u>3,848,000</u>	<u>3,746,000</u>
Provisions		<u>3,848,000</u>	<u>3,746,000</u>
Mortgage debts		<u>11,194,636</u>	<u>11,759,173</u>
Non-current liabilities other than provisions	6	<u>11,194,636</u>	<u>11,759,173</u>
Current portion of long-term liabilities other than provisions	6	564,536	556,147
Bank loans		0	13,500,000
Payables to group enterprises		4,528,901	0
Income tax payable		1,810,912	1,520,789
Other payables		<u>715,768</u>	<u>708,951</u>
Current liabilities other than provisions		<u>7,620,117</u>	<u>16,285,887</u>
Liabilities other than provisions		<u>18,814,753</u>	<u>28,045,060</u>
Equity and liabilities		<u>48,824,496</u>	<u>54,171,813</u>
Contingent liabilities	7		
Mortgages and securities	8		
Group relations	9		

Statement of changes in equity for 2016

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	500,000	18,880,753	3,000,000	22,380,753
Ordinary dividend paid	0	0	(3,000,000)	(3,000,000)
Profit/loss for the year	0	6,780,990	0	6,780,990
Equity end of year	500,000	25,661,743	0	26,161,743

Notes

	2016	2015
	DKK	DKK
1. Other financial income		
Financial income arising from group enterprises	0	58,404
	0	58,404
	2016	2015
	DKK	DKK
2. Other financial expenses		
Financial expenses from group enterprises	67,019	0
Interest expenses	304,864	1,350,775
	371,883	1,350,775
	2016	2015
	DKK	DKK
3. Tax on profit/loss for the year		
Tax on current year taxable income	1,810,912	1,520,789
Change in deferred tax for the year	102,000	102,000
	1,912,912	1,622,789
		Land and buildings DKK
4. Property, plant and equipment		
Cost beginning of year		78,466,630
Cost end of year		78,466,630
Depreciation and impairment losses beginning of the year		(27,393,836)
Depreciation for the year		(2,248,298)
Depreciation and impairment losses end of the year		(29,642,134)
Carrying amount end of year		48,824,496

Notes

	<u>Number</u>	<u>Par value DKK</u>	<u>Nominal value DKK</u>
5. Contributed capital			
Ordinary shares	49	10000	490,000
Ordinary shares	10	1000	10,000
	<u>59</u>		<u>500,000</u>

	<u>Instalments within 12 months 2016 DKK</u>	<u>Instalments within 12 months 2015 DKK</u>	<u>Instalments beyond 12 months 2016 DKK</u>	<u>Outstanding after 5 years DKK</u>
6. Liabilities other than provisions				
Mortgage debts	564,536	556,147	11,194,636	6,348,077
	<u>564,536</u>	<u>556,147</u>	<u>11,194,636</u>	<u>6,348,077</u>

7. Contingent liabilities

The Entity participates in a Danish joint taxation arrangement in which Anelystparken Holding A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable from the financial year 2013 for income taxes etc for the jointly taxed entities. The total known net liability of the jointly taxed entities under the joint taxation arrangement is evident from the administration company's financial statements.

8. Mortgages and securities

On mortgage loans granted by Nykredit Realkredit A/S a registered mortgages of DKK 12,727,000 is secured on the Company's property the carrying amount of which amounts to DKK 48,824,496 at 31.12.2016.

The Company guarantees all payables to Sydbank for the following companies: Mønten 4 A/S, Vægten A/S, Hovedvejen Glostrup A/S, Risingsvej, Odense A/S, Anelystparken A/S, Gl. Holstedsvej A/S and Ejendoms-selskabet Gl. Vardevej, Gjersing A/S. Payables to Sydbank in these companies amount to DKK 0 at 31.12.2016.

The Parent Anelystparken Holding A/S' payables to Nordea Bank Danmark A/S are secured on a mortgage registered to the mortgagor of DKK 45,000,000 and an all monies mortgage of DKK 38,500,000 on the property Stenusvej 56, Holbæk, the carrying amount of which is DKK 48,824,496 at 31.12.2016.

Notes

9. Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:
Anelystparken A/S Anelystparken 16, Tilst

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.

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

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

Revenue

Revenue includes rental income from rental of the Company's property.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities, including rental income and gains from the sale of intangible assets and property, plant and equipment.

Other external expenses

Other external expenses comprise expenses of property taxes, maintenance, insurance as well as administrative expenses.

Accounting policies

Depreciation, amortisation and impairment losses

Amortisation, depreciation and impairment losses relating to tangible assets and property, plant and equipment comprise amortisation, depreciation and impairment losses for the financial year, calculated on the basis of the residual values and useful lives of the individual assets and impairment testing as well as gains and losses from the sale of tangible assets as well as property, plant and equipment.

Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

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 the Parent and its Danish subsidiaries. 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

Property, plant and equipment

Land and buildings 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 following estimated useful lives of the assets:

Buildings	33 years
-----------	----------

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

Receivables

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

Dividend

Accounting policies

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. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

Deferred tax

Deferred tax is recognised on all temporary differences 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.

Income tax receivable or payable

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