

LF Investment ApS

Tranegårdsvej 20, 2900 Hellerup, Denmark
CVR no. 22 04 20 17

Annual report 2018

Approved at the Company's annual general meeting on 27 March 2019

Chairman:



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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of LF Investment ApS 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 give a true and fair view of the financial position of the Company at 31 December 2018 and of the results of the Company's operations for the financial year 1 January - 31 December 2018.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 27 March 2019

Executive Board:



Tommy Thomsen

Inge Grønvold

Independent auditor's report

To the shareholder of LF Investment ApS

Opinion

We have audited the financial statements of LF Investment ApS for the financial year 1 January - 31 December 2018, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2018 and of the results of the Company's operations for the financial year 1 January - 31 December 2018 in accordance with the Danish Financial Statements Act.

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to 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 the 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:

- ▶ 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 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

Statement on the Management's review

Management is responsible for the Management's review.

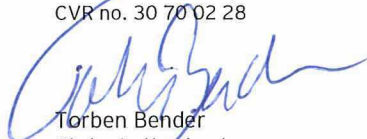
Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

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

Copenhagen, 27 March 2019
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Torben Bender
State Authorised
Public Accountant
mne21332



Management's review

Company details

Name	LF Investment ApS
Address, Postal code, City	Tranegårdsvej 20, 2900 Hellerup
CVR no.	22 04 20 17
Established	21 December 1999
Registered office	Hellerup
Financial year	1 January - 31 December
Telephone	+45 33 96 84 33
Executive Board	Tommy Thomsen Inge Grønvold
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Osvald Helmuths Vej 4, P.O. Box 250, 2000 Frederiksberg, Denmark

Business review

The purpose of the Company is to conduct trade, industry, finance and investment activities, including investments in equity and real estate.

Financial review

The income statement for 2018 shows a loss of DKK 24,566 thousand against a loss of DKK 262,226 thousand last year, and the balance sheet at 31 December 2018 shows equity of DKK 773,249 thousand.

As in 2017, the negative results were primarily impacted by losses and write-downs on the non-strategic assets acquired from J. Lauritzen A/S in 2016.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year end.

Financial statements 1 January - 31 December

Income statement

Note	DKK'000	2018	2017
	Other operating income	748	391
	Expenses, property	-578	-1,104
	Other external expenses	-2,781	-3,236
	Gross margin	-2,611	-3,949
2	Staff costs	-6,855	-7,354
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-1,510	-1,494
	Profit/loss before net financials	-10,976	-12,797
	Income from investments in group entities	10,101	14,071
	Loss from investments in associates	0	-109,452
3	Financial income	70,335	34,747
4	Financial expenses	-96,056	-196,444
	Profit/loss before tax	-26,596	-269,875
	Tax for the year	2,030	7,649
	Profit/loss for the year	-24,566	-262,226
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	-24,566	-262,226
		-24,566	-262,226

Financial statements 1 January - 31 December

Balance sheet

Note	DKK'000	2018	2017
	ASSETS		
	Fixed assets		
5	Property, plant and equipment		
	Land and buildings	39,912	40,364
	Other fixtures and fittings, tools and equipment	5,400	6,398
		<u>45,312</u>	<u>46,762</u>
6	Investments		
	Investments in group entities	367,942	349,418
	Receivables from group entities	128	2
	Investments in associates	93,033	1,929
	Receivables from associates	21,390	16,433
	Other securities and investments	209,902	302,255
	Other receivables	8,307	4,444
		<u>700,702</u>	<u>674,481</u>
	Total fixed assets	<u>746,014</u>	<u>721,243</u>
	Non-fixed assets		
	Receivables		
	Receivables from group entities	0	7,558
	Income taxes receivable	7,181	5,100
	Other receivables	36,037	20,209
		<u>43,217</u>	<u>32,867</u>
	Cash	<u>14,731</u>	<u>55,966</u>
	Total non-fixed assets	<u>57,948</u>	<u>88,833</u>
	TOTAL ASSETS	<u><u>803,963</u></u>	<u><u>810,076</u></u>

Financial statements 1 January - 31 December

Balance sheet

Note	DKK'000	2018	2017
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	100,000	100,000
	Retained earnings	673,249	688,467
	Total equity	773,249	788,467
	Provisions		
	Other provisions	209	233
	Total provisions	209	233
	Liabilities other than provisions		
	Non-current liabilities other than provisions		
	Mortgage debt	17,667	19,945
		17,667	19,945
	Current liabilities other than provisions		
	Current portion of long-term liabilities	1,370	0
	Payables to associates	10,000	0
	Other payables	1,468	1,432
		12,838	1.432
	Total liabilities other than provisions	30,505	21,377
	TOTAL EQUITY AND LIABILITIES	803,963	810,076

- 1 Accounting policies
- 7 Contractual obligations and contingencies, etc.
- 8 Related parties

Financial statements 1 January - 31 December

Statement of changes in equity

DKK'000	Share capital	Net revaluation reserve according to the equity method	Retained earnings	Total
Equity at 1 January 2018	100,000	0	688,467	788,467
Transfer through appropriation of loss	0	0	-24,566	-24,566
Exchange adjustment	0	9,348	0	9,348
Transfer	0	-9,348	9,348	0
Equity at 31 December 2018	100,000	0	673,249	773,249

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies

The annual report of LF Investment ApS for 2018 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

Pursuant to section 112(1) of the Danish Financial Statements Act, no consolidated financial statements have been prepared. The financial statements for LF Investment A/S and its group entities are part of the consolidated financial statements of Lauritzen Fonden.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK'000).

Income statement

Other operating income

Other operating income comprise items of a secondary nature relative to the Company's core activities, including gains on the sale of fixed assets.

Property expenses

Property expenses include expenses relating to renting out the Company's investment property, including expenses relating to running and maintaining such property.

Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc., made to the entity's employees. The item is net of refunds made by public authorities.

Depreciation

The item comprises amortisation/depreciation and impairment of intangible assets and property, plant and equipment.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Buildings	50 years
Other fixtures and fittings, tools and equipment	4-10 years

The residual value is determined at the time of acquisition and are reassessed every year. Where the residual value exceeds the carrying amount of the asset, no further depreciation charges are recognised. In case of changes in the residual value, the effect on the depreciation charges is recognised prospectively as a change in accounting estimates.

Land is not depreciated.

Balance sheet

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Gains or losses are calculated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Investments in subsidiaries and associates

Investments in subsidiaries and associates are measured using the equity method at the Parent Company's proportionate share of such entities' equity plus goodwill on consolidation and intra-group losses and less intra-group gains and negative goodwill, if any. Investments in entities whose net asset value is negative are measured at DKK 0. The entity's proportionate share of a deficit on equity, if any, is set off against receivables from the investment in so far as the deficit is irrecoverable. Amounts in excess thereof are recognised under 'Provisions' in so far as the Parent Company has a legal or constructive obligation to cover the deficit.

However, equity investments acquired with the sole purpose of subsequent sale, are measured at fair value. If the fair value cannot be reliably measured, cost is used as an alternative.

On initial recognition, equity investments in subsidiaries and associates are measured at cost, i.e. plus transaction costs. The cost is allocated in accordance with the acquisition method; see the accounting policies regarding business combinations.

The cost is adjusted by shares of profit/loss after tax calculated in accordance with the Group's accounting policies less or plus unrealised intra-group gains/losses.

Identified increases in value and goodwill, if any, compared to the underlying entity's net asset value are amortised in accordance with the accounting policies for the assets and liabilities to which they can be attributed. Negative goodwill is recognised in the income statement.

Equity investments in subsidiaries and associates measured at net asset value are subject to impairment test requirements if there is any indication of impairment.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Other securities and investments

Other securities and investments are measured at fair value. The fair value is made up at the market value at the balance sheet date if the securities are listed and at a value made up using generally recognised valuation principles if the securities are unlisted.

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

Provisions

Provisions comprise expected expenses relating to guarantee commitments, losses on work in progress, restructurings, etc. Provisions are recognised when the company has a legal or constructive obligation as a result of a past event at the balance sheet date and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Financial statements 1 January - 31 December

Notes to the financial statements

1 Accounting policies (continued)

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

As management company for all the entities in the joint taxation arrangement, the Parent Company is liable for the subsidiaries' income taxes vis-à-vis the tax authorities as the subsidiaries pay their joint taxation contributions. Joint taxation contributions payable or receivables are recognised in the balance sheet as income tax receivable or payable.

Liabilities

Financial liabilities are recognised on the raising of the loan at the proceeds received net of transaction costs incurred. Interest-bearing debt is subsequently measured at amortised cost, using the effective interest rate method. Borrowing costs, including capital losses, are recognised as financing costs in the income statement over the term of the loan.

Other liabilities are measured at net realisable value.

DKK'000	2018	2017
2 Staff costs		
Wages/salaries	6,528	7,035
Pensions	300	295
Other social security costs	27	24
	<u>6,855</u>	<u>7,354</u>
Average number of full-time employees	<u>5</u>	<u>4</u>

Total remuneration to Management (Bent Østergaard and Inge Grønvold) amounted to DKK 4.9 million (2017: DKK 5.4 million).

3 Financial income

Income from other investments, securities and receivables that are non-fixed assets	518	27,820
Interest receivable, associates	429	251
Other interest income	745	105
Exchange adjustments	151	0
Fair value adjustments	65,827	0
Remission of debt and similar	1,608	6,571
Other financial income	1,057	0
	<u>70,335</u>	<u>34,747</u>

Financial statements 1 January - 31 December

Notes to the financial statements

DKK'000	2018	2017
4 Financial expenses		
Impairment of financial assets	94,957	188,666
Other interest expenses	453	489
Exchange adjustments	139	6,910
Interest surcharges and tax recognised under net financials	507	379
	<u>96,056</u>	<u>196,444</u>

5 Property, plant and equipment

DKK'000	Land and buildings	Other fixtures and fittings, tools and equipment	Total
Cost at 1 January 2018	41,082	7,955	49,037
Additions in the year	0	60	60
Cost at 31 December 2018	<u>41,082</u>	<u>8,015</u>	<u>49,097</u>
Impairment losses and depreciation at 1 January 2018	718	1,557	2,275
Amortisation/depreciation in the year	452	1,058	1,510
Impairment losses and depreciation at 31 December 2018	<u>1,170</u>	<u>2,615</u>	<u>3,785</u>
Carrying amount at 31 December 2018	<u><u>39,912</u></u>	<u><u>5,400</u></u>	<u><u>45,312</u></u>

6 Investments

DKK'000	Investments in group entities	Receivables from group entities	Investments in associates	Receivables from associates	Other receivables
Cost at 1 January 2018	397,895	35	322,054	22,570	12,653
Additions in the year	9,075	134	25,000	22,798	4,444
Disposals in the year	0	-8	0	-17,841	-790
Cost at 31 December 2018	<u>406,970</u>	<u>161</u>	<u>347,054</u>	<u>27,527</u>	<u>16,307</u>
Value adjustments at 1 January 2018	-61,933	-33	-319,913	-6,137	-8,000
Exchange adjustment	9,348	0	0	0	0
Dividend distributed	-10,000	0	0	0	0
Share of the profit/loss for the year	23,557	0	65	0	0
Fair value adjustments	0	0	65,827	0	0
Value adjustments at 31 December 2018	<u>-39,028</u>	<u>-33</u>	<u>-254,021</u>	<u>-6,137</u>	<u>-8,000</u>
Carrying amount at 31 December 2018	<u><u>367,942</u></u>	<u><u>128</u></u>	<u><u>93,033</u></u>	<u><u>21,390</u></u>	<u><u>8,307</u></u>

Financial statements 1 January - 31 December

Notes to the financial statements

7 Contractual obligations and contingencies, etc.

Other contingent liabilities

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally liable with other jointly taxed group entities for payment of income taxes for income year 2013 onwards as well as withholding taxes on interest, royalties and dividends falling due for payment on or after 1st July 2012.

LF Investment ApS is obligated to invest an additional DKK 3.1 million (2017: DKK 3.5 million) in Erhvervsinvest II K/S.

LF Investment ApS has issued a guarantee of payment to Deutsche Bank of USD 24 million regarding their subsidiary Lauritzen Ship Owner A/S.

LF Investment ApS is obligated to invest an additional DKK 10 million in Nano Nord A/S.

8 Related parties

Information about consolidated financial statements

Parent
Lauritzen Fonden

Domicile
Tranegårdsvej 20, 2900 Hellerup,
Denmark

Requisitioning of the parent
company's consolidated
financial statements
www.Lauritzenfonden.dk