

## **Wacam Investments ApS**

Vedbæk Strandvej 328  
2950 Vedbæk

CVR no. 26 57 72 76

### **Annual report for 2017/18**

(16th Financial year)

Adopted at the annual general meeting  
on 20 February 2019

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Scott Campbell Macaw  
chairman

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## **Statement by management on the annual report**

The executive board has today discussed and approved the annual report of Wacam Investments ApS for the financial year 1 October 2017 - 30 September 2018.

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

In my opinion, the financial statements give a true and fair view of the company's financial position at 30 September 2018 and of the results of the company's operations for the financial year 1 October 2017 - 30 September 2018.

In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved by the company in general meeting.

Vedbæk, 20 February 2019

### **Executive board**

Scott Campbell Macaw

# **Independent auditor's report on extended review**

## **To the shareholders of Wacam Investments ApS**

### **Qualified Opinion**

We have performed extended review of the financial statements of Wacam Investments ApS for the financial year 1 October 2017 - 30 September 2018, which comprise a summary of significant accounting policies, income statement, balance sheet and notes. The financial statements are prepared under the Danish Financial Statements Act.

Based on our procedures, except for the potential effects of the matter(s) described in the "Basis for Qualified Opinion" paragraph, the financial statements give a true and fair view of the company's financial position at 30 September 2018 and of the results of the company's operations for the financial year 1 October 2017 - 30 September 2018 in accordance with the Danish Financial Statements Act.

### **Basis for Qualified Opinion**

The financial statements for 2016/17 were provided with an audit report without any express of audit opinion. Consequently, we qualify our opinion as to the correctness of the comparative figures 2016/17 and the opening balance sheet at 1 October 2017.

Our opinion on the financial statements for the current period 2017/18 is modified as well due to the potential effect of the matter on the comparability between the current period's figures and the comparative figures. It has not been possible to quantify the potential effect of the matter on the financial statements.

We conducted our extended review in accordance with the Danish Business Authority's standard on auditor's report for small enterprises and FSR - Danish auditors' standard on extended review of financial statements in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section of our report. 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 requirements. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our qualified 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 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.

## **Independent auditor's report on extended review**

### **Auditor's responsibility for the extended review of the financial statements**

Our responsibility is to express a conclusion on the accompanying financial statements. This requires us to perform procedures in order to obtain limited assurance for our conclusion on these financial statements, and in addition perform specifically required supplementary procedures in order to obtain additional assurance for our conclusion.

An extended review of financial statements includes procedures primarily consisting of making inquiries of management and others within the entity, as appropriate, applying analytical procedures and the specifically required supplementary procedures, and evaluating the evidence obtained.

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

### **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 extended review 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 extended review, 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, we conclude that management's review 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 management's review.

Hellerup, 20 February 2019

CVR no. 33 25 68 76



Søren Jonassen

Statsautoriseret revisor

MNE no. mne18488

## **Company details**

### **The company**

Wacam Investments ApS  
Vedbæk Strandvej 328  
2950 Vedbæk

CVR no.: 26 57 72 76

Reporting period: 1 October 2017 - 30 September 2018

Incorporated: 25. April 2002

Domicile: Rudersdal

### **Executive board**

Scott Campbell Macaw

### **Auditors**

Crowe  
Statsautoriseret Revisionsinteressentskab v.m.b.a.  
Rygårds Allé 104  
2900 Hellerup

## **Management's review**

### **Business activities**

The company's principal activities is to carry on trade and financial activities, including the acquisition and possession of investments as a holding company in Danish and foreign companies, consulting and management activities, as well as other associated activities by the Executive Board decision.

### **Business review**

The company's income statement for the year ended 30 September shows a profit of EUR 2.634.241, and the balance sheet at 30 September 2018 shows equity of EUR 5.402.090.

### **Significant events occurring after end of reporting period**

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## **Accounting policies**

The annual report of Wacam Investments ApS for 2017/18 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected provisions as regards larger entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2017/18 is presented in EUR.

Pursuant to sections §110 subsection 1, of the Danish Financial Statements Act, the company has not prepared consolidated financial statements.

### **Basis of recognition and measurement**

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

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

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

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any instalments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

## **Income statement**

### **Gross profit**

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue and other external expenses.

### **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.



## Accounting policies

### Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of intangible assets and tangible fixed assets.

### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, financial expenses relating to realised and unrealised capital/exchange gains and losses on securities and foreign currency transactions, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

### Profit/loss from investments in subsidiaries and associates

The proportionate share of the profit/loss for the year of subsidiaries is recognised in the company's income statement after full elimination of intra-group profits/losses.

The proportionate share of the profit/loss for the year of associates is recognised in the company's income statement after elimination of the proportionate share of intra-group profits/gains.

### Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

## Balance sheet

### Tangible assets

Tangible assets are measured at cost with deduction of accrued depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Other plants and operating assets	3-5 years

## **Accounting policies**

### **Fixed asset investments**

#### **Investments in subsidiaries and associates**

Investments in subsidiaries and associates are measured at the proportionate share of the net asset value of the entities, calculated on the basis of the group's accounting policies, plus or less unrealised intra-group gains or losses and plus or less any remaining value of positive or negative goodwill stated according to the purchase method.

Investments in subsidiaries and associates with a negative net asset value are measured at EUR 0, and the carrying amount of any receivables from these entities is reduced to the extent that they are considered irrecoverable. If the parent company has a legal or constructive obligation to cover a deficit that exceeds the receivable, the balance is recognised under provisions.

Net revaluations of investments in subsidiaries and associates are taken to the net revaluation reserve according to the equity method in so far as that the carrying amount exceeds the cost. Dividends from subsidiaries which are expected to be declared before the annual report of Wacam Investments ApS is adopted are not taken to the net revaluation reserve.

Acquisitions are accounted for using the purchase method, cf. the above description of the statement of goodwill.

### **Receivables**

Receivables are measured at amortised cost.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank.

### **Securities and investments**

Securities and investments, which consist of listed shares and bonds, are measured at fair value at the balance sheet date. Non-listed securities are measured at fair value on the basis of the estimated value in use.

### **Equity**

#### **Reserve for net revaluation according to the equity method**

The reserve for net revaluation according to the equity method in the company's financial statements comprises net revaluation of investments in subsidiaries and associates relative to the cost.

### **Dividends**

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

## **Accounting policies**

### **Income tax and deferred tax**

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively.

### **Liabilities**

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

### **Foreign currency translation**

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency transactions are considered cash flow hedges, the value adjustments are taken directly to equity.

**Income statement**  
**1 October 2017 - 30 September 2018**

	<u>Note</u>	<u>2017/18</u> EUR	<u>2016/17</u> t.EUR
<b>Gross profit</b>		<b>-139.889</b>	<b>-114</b>
Staff costs	1	<u>-148.496</u>	<u>-81</u>
<b>Profit/loss before amortisation/depreciation and impairment losses</b>		<b>-288.385</b>	<b>-195</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		<u>-2.751</u>	<u>-3</u>
<b>Profit/loss before net financials</b>		<b>-291.136</b>	<b>-198</b>
Income from investments in subsidiaries		2.606.969	871
Financial income	2	1.265.832	3.338
Financial costs	3	<u>-943.715</u>	<u>-2.603</u>
<b>Profit/loss before tax</b>		<b>2.637.950</b>	<b>1.408</b>
Tax on profit/loss for the year	4	<u>-3.709</u>	<u>-118</u>
<b>Profit/loss for the year</b>		<b><u>2.634.241</u></b>	<b><u>1.290</u></b>
 <b>Recommended appropriation of profit/loss</b>			
Reserve for net revaluation under the equity method		2.531.131	0
Retained earnings		<u>103.110</u>	<u>1.290</u>
		<b><u>2.634.241</u></b>	<b><u>1.290</u></b>

## Balance sheet at 30 September 2018

	<u>Note</u>	<u>2017/18</u> EUR	<u>2016/17</u> t.EUR
<b>Assets</b>			
Other fixtures and fittings, tools and equipment		7.678	10
<b>Tangible assets</b>	5	<u>7.678</u>	<u>10</u>
Investments in subsidiaries	6	4.340.205	1.868
Investments in associates	7	85.088	21
Other fixed asset investments		0	1.474
<b>Fixed asset investments</b>		<u>4.425.293</u>	<u>3.363</u>
<b>Total non-current assets</b>		<u>4.432.971</u>	<u>3.373</u>
Trade receivables		76.361	0
Receivables from subsidiaries		5.968.283	6.779
Other receivables		2.445.050	1.700
<b>Receivables</b>		<u>8.489.694</u>	<u>8.479</u>
Current asset investments		706	1
<b>Securities</b>		<u>706</u>	<u>1</u>
<b>Cash at bank and in hand</b>		<u>20.147</u>	<u>82</u>
<b>Total current assets</b>		<u>8.510.547</u>	<u>8.562</u>
<b>Total assets</b>		<u><u>12.943.518</u></u>	<u><u>11.935</u></u>

## Balance sheet at 30 September 2018

	<u>Note</u>	<u>2017/18</u> EUR	<u>2016/17</u> t.EUR
<b>Equity and liabilities</b>			
Share capital		42.000	42
Reserve for net revaluation under the equity method		2.643.475	112
Retained earnings		<u>2.716.615</u>	<u>2.614</u>
<b>Equity</b>	<b>8</b>	<b><u>5.402.090</u></b>	<b><u>2.768</u></b>
Other payables		<u>3.104.604</u>	<u>0</u>
<b>Total non-current liabilities</b>		<b><u>3.104.604</u></b>	<b><u>0</u></b>
Banks		1.430	2
Payables to subsidiaries		4.069.194	3.103
Payables to shareholders and management		87.263	73
Corporation tax		71.491	302
Other payables		<u>207.446</u>	<u>5.687</u>
<b>Total current liabilities</b>		<b><u>4.436.824</u></b>	<b><u>9.167</u></b>
<b>Total liabilities</b>		<b><u>7.541.428</u></b>	<b><u>9.167</u></b>
<b>Total equity and liabilities</b>		<b><u><u>12.943.518</u></u></b>	<b><u><u>11.935</u></u></b>
Contingencies, etc.	9		

## Notes

	<u>2017/18</u>	<u>2016/17</u>
	EUR	t.EUR
<b>1 Staff costs</b>		
Wages and salaries	<u>148.496</u>	<u>81</u>
	<b><u>148.496</u></b>	<b><u>81</u></b>
Average number of employees	<u>0</u>	<u>0</u>
<b>2 Financial income</b>		
Interest received from subsidiaries	206.096	2.865
Other financial income	<u>1.059.736</u>	<u>473</u>
	<b><u>1.265.832</u></b>	<b><u>3.338</u></b>
<b>3 Financial costs</b>		
Other financial costs	<u>943.715</u>	<u>2.603</u>
	<b><u>943.715</u></b>	<b><u>2.603</u></b>
<b>4 Tax on profit/loss for the year</b>		
Current tax for the year	6.930	118
Adjustment of tax concerning previous years	<u>-3.221</u>	<u>0</u>
	<b><u>3.709</u></b>	<b><u>118</u></b>

## Notes

### 5 Tangible assets

	Other fixtures and fittings, tools and equipment
Cost at 1 October 2017	<u>15.702</u>
Cost at 30 September 2018	<u>15.702</u>
Impairment losses and depreciation at 1 October 2017	5.273
Depreciation for the year	<u>2.751</u>
Impairment losses and depreciation at 30 September 2018	<u>8.024</u>
<b>Carrying amount at 30 September 2018</b>	<b><u><u>7.678</u></u></b>



## Notes

	<u>2017/18</u>	<u>2016/17</u>
	EUR	t.EUR
<b>6 Investments in subsidiaries</b>		
Cost at 1 October 2017	1.757.012	1.745
Additions for the year	14.528	4.224
Disposals for the year	<u>-28.167</u>	<u>-4.212</u>
Cost at 30 September 2018	<u>1.743.373</u>	<u>1.757</u>
Revaluations at 1 October 2017	112.344	-353
Net profit/loss for the year	2.612.609	674
Dividend	-308.054	0
Reversal of previous years' revaluation on disposals	-80.665	-2.870
Other equity movements, net	0	2.660
Equity investments with negative net asset value amortised over receivables	<u>260.598</u>	<u>0</u>
Revaluations at 30 September 2018	<u>2.596.832</u>	<u>111</u>
<b>Carrying amount at 30 September 2018</b>	<b><u><u>4.340.205</u></u></b>	<b><u><u>1.868</u></u></b>
<b>7 Investments in associates</b>		
Cost at 1 October 2017	13.445	13
Additions for the year	<u>25.000</u>	<u>0</u>
Cost at 30 September 2018	<u>38.445</u>	<u>13</u>
Revaluations at 1 October 2017	8.625	0
Net profit/loss for the year	-5.640	196
Dividend	-25.000	-185
Other equity movements, net	<u>68.658</u>	<u>-3</u>
Revaluations at 30 September 2018	<u>46.643</u>	<u>8</u>
<b>Carrying amount at 30 September 2018</b>	<b><u><u>85.088</u></u></b>	<b><u><u>21</u></u></b>

## Notes

### 8 Equity

	Share capital	Reserve for net revaluation under the equity method	Retained earnings	Total
Equity at 1 October 2017	42.000	112.344	2.613.505	2.767.849
Net profit/loss for the year	0	2.531.131	103.110	2.634.241
<b>Equity at 30 September 2018</b>	<b>42.000</b>	<b>2.643.475</b>	<b>2.716.615</b>	<b>5.402.090</b>

### 9 Contingencies, etc.

#### Eventualforpligtelser

The company has provided a declaration of support for its subsidiary, Rosenlund Ejendomme ApS.

#### Sambeskatning

The company is jointly taxed with its parent company, 123 Advisory ApS (management company), and has limited and secondary liability together with other jointly taxed entities for payment of income taxes as well as for payment of withholding taxes on dividends, interest and royalties which fall due for payment.