



## Blue Water Property A/S

Trafikhavnskaj 9  
6700 Esbjerg  
CVR No. 26919657

## Annual report 2020

The Annual General Meeting adopted the  
annual report on 23.03.2021

---

**Niels Stie Kaalund**

Chairman of the General Meeting

# Contents

Entity details	2
Statement by Management	3
Independent auditor's report	5
Management commentary	8
Income statement for 2020	9
Balance sheet at 31.12.2020	10
Statement of changes in equity for 2020	12
Notes	13
Accounting policies	17

# Entity details

## Entity

Blue Water Property A/S

Trafikhavnskaj 9

6700 Esbjerg

CVR No.: 26919657

Registered office: Esbjerg

Financial year: 01.01.2020 - 31.12.2020

Phone number: (+45) 79134144

URL: [www.bws.dk](http://www.bws.dk)

E-mail: [bwsebj@bws.dk](mailto:bwsebj@bws.dk)

## Board of Directors

Kurt Skov

Niels Stie Kaalund

Jørgen Meyer

Anne Roed Skov

Peter Damsboe

Jesper Kristensen

Torben Bjerre-Madsen

## Executive Board

Allan Vahlun Junge Pedersen

Søren Nørgaard Thomsen

Flemming Busch

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Dokken 8

6701 Esbjerg

# Statement by Management

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

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

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

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

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

Esbjerg, 23.03.2021

## Executive Board

**Allan Vahlun Junge Pedersen**

**Søren Nørgaard Thomsen**

**Flemming Busch**

## Board of Directors

**Kurt Skov**

**Niels Stie Kaalund**

**Jørgen Meyer**

**Anne Roed Skov**

**Peter Damsboe**

**Jesper Kristensen**

**Torben Bjerre-Madsen**

# Independent auditor's report

## To the shareholders of Blue Water Property A/S

### Opinion

We have audited the financial statements of Blue Water Property A/S for the financial year 01.01.2020 - 31.12.2020, 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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 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:

- 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.

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.

Esbjerg, 23.03.2021

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Jørn Jepsen**

State Authorised Public Accountant  
Identification No (MNE) mne24824

**Peder Rene Pedersen**

State Authorised Public Accountant  
Identification No (MNE) mne23334



# Management commentary

## Primary activities

The Company owns, rents out and administers real property.

## Development in activities and finances

The Company's income statement for the financial year 2020 shows a profit of DKK 16,068k, and the balance sheet at 31.12.2020 shows a balance sheet total of DKK 499,345k and equity of DKK 72,324k.

Equity in 2020 is positive affected by fair value adjustments of interest rate swap contracts of DKK 1,9m. At 31.12.2020 equity is negatively affected by fair value adjustments of interest rate swap contracts of total DKK 45m.

The performance development of the Company's letting activities has been positive.

## Outlook

Management expects the high occupancy rate to continue and a profit similar to 2020.

## Particular risks

### Cash Flow

As part of the Company's policy, capital procurement and placement of excess liquidity are controlled at group level insofar as is appropriate. Furthermore, the Company has liquidity measures in the shape of excess liquidity and credits, which is available to the company at any time.

## 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 2020

	Notes	2020 DKK'000	2019 DKK'000
<b>Gross profit/loss</b>		<b>48,478</b>	<b>49,495</b>
Depreciation, amortisation and impairment losses	1	(16,630)	(16,555)
<b>Operating profit/loss</b>		<b>31,848</b>	<b>32,940</b>
Income from investments in associates		5	(10)
Other financial income	2	1,665	2,195
Other financial expenses	3	(12,919)	(12,670)
<b>Profit/loss before tax</b>		<b>20,599</b>	<b>22,455</b>
Tax on profit/loss for the year	4	(4,531)	(4,901)
<b>Profit/loss for the year</b>		<b>16,068</b>	<b>17,554</b>
<b>Proposed distribution of profit and loss</b>			
Ordinary dividend for the financial year		0	50,000
Retained earnings		16,068	(32,446)
<b>Proposed distribution of profit and loss</b>		<b>16,068</b>	<b>17,554</b>

# Balance sheet at 31.12.2020

## Assets

	Notes	2020 DKK'000	2019 DKK'000
Land and buildings		403,309	417,995
<b>Property, plant and equipment</b>	5	<b>403,309</b>	<b>417,995</b>
Investments in associates		41	36
<b>Financial assets</b>	6	<b>41</b>	<b>36</b>
<b>Fixed assets</b>		<b>403,350</b>	<b>418,031</b>
Trade receivables		5,938	3,001
Receivables from group enterprises		36,134	50,000
Other receivables		1,342	832
Prepayments		2,581	4,634
<b>Receivables</b>		<b>45,995</b>	<b>58,467</b>
<b>Cash</b>		<b>50,000</b>	<b>60,577</b>
<b>Current assets</b>		<b>95,995</b>	<b>119,044</b>
<b>Assets</b>		<b>499,345</b>	<b>537,075</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2020 DKK'000</b>	<b>2019 DKK'000</b>
Contributed capital	7	5,000	5,000
Reserve for fair value adjustments of hedging instruments		1,930	0
Retained earnings		65,394	49,326
Proposed dividend		0	50,000
<b>Equity</b>		<b>72,324</b>	<b>104,326</b>
Deferred tax		17,764	17,329
<b>Provisions</b>		<b>17,764</b>	<b>17,329</b>
Mortgage debt		298,637	316,642
Other payables	8	64,335	66,812
<b>Non-current liabilities other than provisions</b>	9	<b>362,972</b>	<b>383,454</b>
Current portion of non-current liabilities other than provisions	9	18,104	14,580
Trade payables		4,901	6,505
Payables to group enterprises		91	127
Joint taxation contribution payable		4,641	1,959
Other payables		3,935	3,085
Deferred income		14,613	5,710
<b>Current liabilities other than provisions</b>		<b>46,285</b>	<b>31,966</b>
<b>Liabilities other than provisions</b>		<b>409,257</b>	<b>415,420</b>
<b>Equity and liabilities</b>		<b>499,345</b>	<b>537,075</b>
Unrecognised rental and lease commitments	10		
Contingent liabilities	11		
Assets charged and collateral	12		
Transactions with related parties	13		
Group relations	14		

# Statement of changes in equity for 2020

	Contributed capital DKK'000	Reserve for fair value adjustments of hedging instruments DKK'000	Retained earnings DKK'000	Proposed dividend DKK'000	Total DKK'000
Equity beginning of year	5,000	0	49,326	50,000	104,326
Ordinary dividend paid	0	0	0	(50,000)	(50,000)
Fair value adjustments of hedging instruments	0	1,930	0	0	1,930
Profit/loss for the year	0	0	16,068	0	16,068
<b>Equity end of year</b>	<b>5,000</b>	<b>1,930</b>	<b>65,394</b>	<b>0</b>	<b>72,324</b>

# Notes

## 1 Depreciation, amortisation and impairment losses

	2020 DKK'000	2019 DKK'000
Depreciation of property, plant and equipment	16,630	16,555
	<b>16,630</b>	<b>16,555</b>

## 2 Other financial income

	2020 DKK'000	2019 DKK'000
Financial income from group enterprises	1,665	2,195
	<b>1,665</b>	<b>2,195</b>

## 3 Other financial expenses

	2020 DKK'000	2019 DKK'000
Financial expenses from group enterprises	5	0
Other interest expenses	12,664	12,424
Other financial expenses	250	246
	<b>12,919</b>	<b>12,670</b>

## 4 Tax on profit/loss for the year

	2020 DKK'000	2019 DKK'000
Change in deferred tax	(110)	2,942
Refund in joint taxation arrangement	4,641	1,959
	<b>4,531</b>	<b>4,901</b>

## 5 Property, plant and equipment

	Land and buildings DKK'000
Cost beginning of year	575,888
Additions	1,944
<b>Cost end of year</b>	<b>577,832</b>
Depreciation and impairment losses beginning of year	(157,893)
Depreciation for the year	(16,630)
<b>Depreciation and impairment losses end of year</b>	<b>(174,523)</b>
<b>Carrying amount end of year</b>	<b>403,309</b>

## 6 Financial assets

	<b>Investments in associates DKK'000</b>
Cost beginning of year	59
<b>Cost end of year</b>	<b>59</b>
Revaluations beginning of year	(23)
Share of profit/loss for the year	5
<b>Revaluations end of year</b>	<b>(18)</b>
<b>Carrying amount end of year</b>	<b>41</b>

<b>Investments in associates</b>	<b>Registered in</b>	<b>Corporate form</b>
Kartoffelpakhuset I/S	Esbjerg	I/S

## 7 Share capital

	<b>Number</b>	<b>Par value DKK'000</b>	<b>Nominal value DKK'000</b>
Share capital	5,000,000	0,001	5,000
	<b>5,000,000</b>		<b>5,000</b>

## 8 Other payables

	2020 DKK'000	2019 DKK'000
Derivative financial instruments	57,338	59,815
Other costs payable	6,997	6,997
	<b>64,335</b>	<b>66,812</b>

The Company has entered into interest rate swap contracts at the balance sheet date relating to loans of DKK 170m. Unrealised net losses on these contracts at 31 December 2020 of DKK 57,338k are recognised under long-term liabilities, other payables and taken directly to equity by DKK 44,724k as well as deferred tax by DKK 12,614k. The interest rate swap with an interest rate of 3.95% relating to DKK 100m expires on 29 March 2041, the interest rate swap with an interest rate of 2.05% relating to DKK 40m expires on 26 June 2035, the interest rate swap with an interest rate of 1.47% relating to DKK 30m expires on 28 December 2035.

## 9 Non-current liabilities other than provisions

	Due within 12 months 2020 DKK'000	Due within 12 months 2019 DKK'000	Due after more than 12 months 2020 DKK'000	Outstanding after 5 years 2020 DKK'000
Mortgage debt	18,104	14,580	298,637	204,160
Other payables	0	0	64,335	64,335
	<b>18,104</b>	<b>14,580</b>	<b>362,972</b>	<b>268,495</b>

## 10 Unrecognised rental and lease commitments

	2020 DKK'000	2019 DKK'000
Liabilities under rental or lease agreements until maturity in total	65,642	66,351

Liabilities under rental relates to port area. The area is subleased to an external party. Besides this the company has entered into several lease agreements related to other port areas where notice of termination is 6 months.

## 11 Contingent liabilities

	2020 DKK'000	2019 DKK'000
Recourse and non-recourse guarantee commitments	7,300	31,960
<b>Contingent liabilities</b>	<b>7,300</b>	<b>31,960</b>
Recourse and non-recourse guarantee commitments	0	24,660
<b>Contingent liabilities to group enterprises</b>	<b>0</b>	<b>24,660</b>

Recourse guarantee commitment for group enterprises mortgage, which at the end of the financial year is DKK 0.

The company is liable for mortgage in partnership with DKK 1,762k.



The Entity participates in a Danish joint taxation arrangement where serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc. for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

#### **Expert opinion and appraisal**

In connection with the construction of a building, the contractor has filed a claim for a total additional payment of approx. DKK 4,8m. Acceptance of this claim was refused because the Company has made a counterclaim for compensation for construction faults. The counterclaim for compensation exceeds the contractor claim of DKK 4,8m.

#### **12 Assets charged and collateral**

Mortgage debt is secured by way of mortgage on properties.

Own as well as group enterprises' bank debt is secured by way of a mortgage registered to the owners of nominal DKK 10,950k on the properties.

The carrying amount of mortgaged properties amounts to DKK 403,309k.

#### **13 Transactions with related parties**

In the annual report only transactions with related parties, which have not been completed under normal circumstances, will be informed. There have been no such transactions.

#### **14 Group relations**

Name and registered office of the Parent preparing consolidated financial statements for the largest group:  
Blue Water Holding A/S, Esbjerg

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:  
Blue Water Holding A/S, Esbjerg

# Accounting policies

## Reporting class

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

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

## 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.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue and external expenses.

### Revenue

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

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

### Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation 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 intangible assets as well as property, plant and equipment.

**Income from investments in associates**

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

**Other financial income**

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

**Other financial expenses**

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

**Tax on profit/loss for the year**

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

The Entity is jointly taxed with all Danish 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	5-50 years
-----------	------------

Estimated useful lives and residual values are reassessed annually.

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

**Investments in associates**

Investments in associates are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the associates' equity value plus or minus unrealised pro rata intra-group profits and losses.

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

Investments in associates 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.

**Prepayments**

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

**Cash**

Cash comprises cash in hand and bank deposits.

**Dividend**

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. 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 the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset or the planned settlement of each liability.

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.

**Joint taxation contributions payable or receivable**

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

**Deferred income**

Deferred income comprises income received for recognition in subsequent financial years. Deferred income is measured at cost.