

# Ejendomsselskabet Højmarksvej 7 ApS

Borupvej 4  
7330 Brande

CVR no. 27 38 51 25

## Annual report 2017

The annual report was presented and approved at the  
Company's annual general meeting  
on 11. feb. 20 18  
\_\_\_\_\_  
chairman of the annual general meeting

**Ejendomsselskabet Højmarksvej 7 ApS**  
Annual report 2017  
CVR no. 27 38 51 25

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## Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of Ejendomsselskabet Højmarksvej 7 ApS for the financial year 1 January – 31 December 2017.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2017 and of the results of the Company's operations for the financial year 1 January – 31 December 2017.

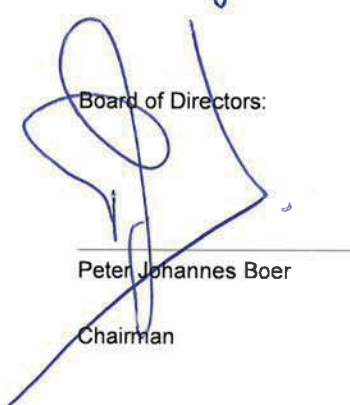
We recommend that the annual report be approved at the annual general meeting.

Aalborg, 11 June 2018  
Executive Board:



Markus Nicolaas de Jong

Board of Directors:



Peter Johannes Boer

Chairman



Raffaele Hendrikus

Tripdaelli  
Tripdaelli



Markus Nicolaas de Jong



## **Independent auditor's report**

### **To the shareholders of Ejendomsselskabet Højmarksvej 7 ApS**

#### **Opinion**

We have audited the financial statements of Ejendomsselskabet Højmarksvej 7 ApS for the financial year 1 January – 31 December 2017, comprising income statement, balance sheet 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 Company's assets, liabilities and financial position at 31 December 2017 and of the results of the Company's operations for the financial year 1 January – 31 December 2017 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 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Management's responsibility 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 that 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

### 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made 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 company 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 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 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.

Aarhus, 11 June 2018

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98



Steffen S. Hansen  
State Authorised  
Public Accountant  
MKE-NO: 32737

**Ejendomsselskabet Højmarksvej 7 ApS**  
Annual report 2017  
CVR no. 27 38 51 25

## **Management's review**

### **Company details**

Ejendomsselskabet Højmarksvej 7 ApS  
Borupvej 4  
7330 Brande

Telephone No.:

CVR no.:	CVR no. 27 38 51 25
Established:	29 September 2003
Registered office:	Ikast-Brande
Financial year:	1 January – 31 December

### **Main activity**

The Company's activities consist of holding and letting out real property.

### **Board of Directors**

Peter Johannes Boer  
Raffaele Hendrikus Tripadelli  
Markus Nicolaas de Jong

### **Executive Board**

Markus Nicolaas de Jong

### **Auditor**

KPMG  
Statsautoriseret Revisionspartnerselskab  
Østre Havnegade 18  
9000 Aalborg

### **Annual general meeting**

The annual general meeting will be held on 11 June 2018.

## Financial statements 1 January – 31 December

### Income statement

DKK'000	Note	2017	2016
<b>Gross profit</b>		518	781
Depreciation on building		-290	-290
<b>Ordinary operating profit</b>		228	491
Financial expenses	2	-76	-86
<b>Profit before tax</b>		152	405
Tax on profit for the year	3	-33	-120
<b>Profit for the year</b>		119	285
<b>Proposed profit appropriation</b>			
Retained earnings		119	285

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	2017	2016
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	4		
Land and buildings		1,885	2,175
		1,885	2,175
<b>Total fixed assets</b>		1,885	2,175
<b>Current assets</b>			
<b>Receivables</b>			
Receivables from group entities		2,732	2,433
Deferred tax asset		467	472
		3,199	2,905
<b>Cash in bank and in hand</b>		172	224
<b>Total current assets</b>		3,371	3,129
<b>TOTAL ASSETS</b>		5,256	5,304
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		200	200
Retained earnings		3,062	2,943
<b>Total equity</b>		3,262	3,143
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Mortgage debt	5	844	1,028
		844	1,028
<b>Current liabilities</b>			
Mortgage debt	6	183	174
Payables to group entities		845	760
Corporation tax		29	85
Other payables		93	114
		1,150	1,133
<b>Total liabilities</b>		1,994	2,161
<b>TOTAL EQUITY AND LIABILITIES</b>		5,256	5,304



## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	Share capital	Retained earnings	Total
Balance at 1 January 2017	200	2,943	3,143
Transferred; see the profit appropriation	0	119	119
<b>Balance at 31 December 2017</b>	<b>200</b>	<b>3,062</b>	<b>3,262</b>

The share capital consists of 1,000 shares of a nominal value of DKK 200 thousand. All shares rank equally. The share capital has not undergone any changes during the past 5 years.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of Ejendomsselskabet Højmarksvej 7 ApS for 2017 has been presented in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with option from higher reporting classes.

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

### Income statement

#### Gross profit

Revenue from renting is recognised in the income statement when delivery and transfer of risk to the buyer have been made before year end.

#### Depreciation and impairment losses

Depreciation and impairment losses comprise depreciation and impairment of property.

#### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

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

Tax for the year comprises current tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement at the amount attributable to the profit/loss for the year and directly in equity at the amount attributable to entries directly in equity.

The company is jointly taxed with Danish group enterprises. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

### Balance sheet

#### Property

Land and buildings are measured at cost less accumulated depreciation and impairment losses.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	25 years
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Land is not depreciated.

The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Assets costing less than DKK 12,800 are expensed in the year of acquisition.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

Gains and losses on the disposal of property are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

#### Impairment of non-current assets

The carrying amount of property is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

#### Receivables

Receivables are measured at amortised cost, which substantially corresponds to nominal value.

#### Equity

##### *Dividends*

Proposed dividends are recognised as a liability at the date on which they are adopted at the annual general meeting (declaration date). The expected dividend payment for the year is disclosed as a separate item under equity.

#### Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; 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. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with 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. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### Liabilities other than provisions

Financial liabilities are recognised at the date of borrowing at cost, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest rate. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

DKK'000	2017	2016
<b>2 Financial expenses</b>		
Interest paid to group entities	0	0
Other financial expenses	76	86
	<u>76</u>	<u>86</u>
<b>3 Tax on profit for the year</b>		
Current tax for the year (joint taxation)	29	84
Deferred tax for the year	4	53
Adjustment of tax regarding previous year	0	-17
	<u>33</u>	<u>120</u>
<b>4 Property, plant and equipment</b>		
DKK'000		<b>Buildings</b>
Cost at 1 January 2017		<u>8,955</u>
Cost at 31 December 2017		<u>8,955</u>
Impairment losses and depreciation at 1 January 2017		6,780
Depreciation for the year		290
Impairment losses and depreciation at 31 December 2017		<u>7,070</u>
<b>Carrying amount at 31 December 2017</b>		<u>1,885</u>
Depreciated over		<u>25 years</u>

## Financial statements 1 January – 31 December

### Notes

#### 5 Non-current liabilities

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long term debt.

The debt falls due for payments as specified below:

DKK'000	2017	2016
After 5 years	12	236
Between 1 and 5 years	832	792
Non-current portion	844	1028
Within 1 year	183	174
	<u>1027</u>	<u>1,202</u>

#### 6 Contingent assets, liabilities and other financial obligations

The following assets have been provided as collateral to mortgage credit institutions:

DKK'000	2017	2016
Land and buildings with a carrying amount of	<u>1,885</u>	<u>2,174</u>

#### Contingent liabilities

The Group's Danish entities are jointly and severally liable for tax on the Group's jointly taxed income, etc. Total corporation tax is disclosed in the annual report of Mammoet Wind A/S, which is the administrative company for the joint taxation. The Group's jointly taxed Danish entities are also jointly and severally liable for Danish tax sources in the form of dividend tax and interest tax.

The Company has issued a mortgage registered to the owner at a total amount of DKK 2,250 thousand as well as a letter of indemnity at an amount of DKK 2,000 thousand secured upon the above land and buildings. The mortgage registered to the owner as well as the letter of indemnity are deposited as collateral for group entities' bank loans.

## Financial statements 1 January – 31 December

### Notes

#### 7 Related party disclosures

Mammoet Denmark A/S' related parties comprise the following:

##### Control

Mammoet Europe Holding B.V., Karel Doormanweg 47, 3115 JD Schiedam, the Netherlands.

Mammoet Europe Holding B.V holds the majority of the share capital in the Company

Mammoet Denmark Brande A/S is part of the consolidated financial statements of Mammoet Europe Holding B.V, registered office, which is the smallest group in which the Company is included as a subsidiary.

The consolidated financial statements of Mammoet Europe Holding B.V can be obtained by contacting the Company or at the following website: [www.shv.nl](http://www.shv.nl)

Mammoet Europe Holding B.V is part of the consolidated financial statements of SHV Group, which is the largest group in which the Company is included as a subsidiary.

The consolidated financial statements of SHV Group can be obtained by contacting the Company.

#### 8 Related party disclosures

##### Related party transactions

The Company has chosen only to disclose transactions that are not carried out on an arm's length basis in accordance with section 98c(7) of the Danish Financial Statements Act.

#### 9 Events after the balance sheet date

No events have occurred after the end of the financial year with a significant impact on the financial position of the Group.