

Northern Horizon Capital A/S

Christian IX's Gade 2, 2, DK-1111 København K

CVR-nr./CVR no. 27 59 93 97

Årsrapport 2018

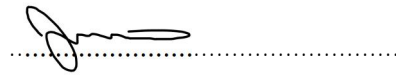
Annual report 2018

Godkendt på selskabets ordinære generalforsamling den

Approved at the Company's annual general meeting on

Dirigent:

Chairman:



Dette dokument indeholder en oversættelse af den originale danske tekst. I tilfælde af uoverensstemmelse mellem den originale danske tekst og oversættelsen er den originale danske tekst gældende.

The English text is a translation of the original Danish text. The original Danish text is the governing text for all purposes, and in case of any discrepancy, the Danish wording will be applicable.





Indhold

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Ledelsespåtegning

Statement by the Board of Directors and the Executive Board

Bestyrelse og direktion har dags dato behandlet og godkendt årsrapporten for Northern Horizon Capital A/S for regnskabsåret 1. januar - 31. december 2018.

Årsrapporten aflægges i overensstemmelse med årsregnskabsloven.

Det er vores opfattelse, at koncernregnskabet og årsregnskabet giver et retvisende billede af koncernens og selskabets aktiver, passiver og finansielle stilling pr. 31. december 2018 samt af resultatet af koncernens og selskabets aktiviteter samt af koncernens pengestrømme for regnskabsåret 1. januar - 31. december 2018.

Det er endvidere vores opfattelse, at ledelsesberetningen indeholder en retvisende redegørelse for udviklingen i koncernens og selskabets aktiviteter og økonomiske forhold, årets resultat og for koncernens og selskabets finansielle stilling.

Årsrapporten indstilles til generalforsamlingens godkendelse.

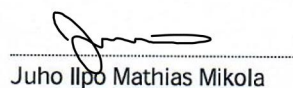
Helsinki, den 25. marts 2019

Helsinki, 25 March 2019

Direktion:/Executive Board:


Milda Darguzaite

Bestyrelse/Board of Directors:


Lars Christian Ohnemus
formand/Chairman
André Philippe Jaeggi
Juho Iipo Mathias Mikola
Jyri Maunu Olavi Lehtimäki

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Northern Horizon Capital A/S 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 consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Company at 31 December 2018 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 January - 31 December 2018.

Further, in our opinion, the Management's review gives a fair review of the development in the Group's and the Company's operations and financial matters and the results of the Group's and the Company's operations and financial position.

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

Den uafhængige revisors revisionspåtegning

Independent auditor's report

Til kapitalejerne i Northern Horizon Capital A/S

Konklusion

Vi har revideret koncernregnskabet og årsregnskabet for Northern Horizon Capital A/S for regnskabsåret 1. januar - 31. december 2018, der omfatter resultatopgørelse, balance, egenkapitalopgørelse og noter, herunder anvendt regnskabspraksis for såvel koncernen som selskabet, samt pengestrømsopgørelse for koncernen. Koncernregnskabet og årsregnskabet udarbejdes efter årsregnskabsloven.

Det er vores opfattelse, at koncernregnskabet og årsregnskabet giver et retvisende billede af koncernens og selskabets aktiver, passiver og finansielle stilling pr. 31. december 2018 samt af resultatet af koncernens og selskabets aktiviteter og koncernens pengestrømme for regnskabsåret 1. januar - 31. december 2018 i overensstemmelse med årsregnskabsloven.

Grundlag for konklusion

Vi har udført vores revision i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark. Vores ansvar ifølge disse standarder og krav er nærmere beskrevet i revisionspåtegningens afsnit "Revisors ansvar for revisionen af koncernregnskabet og årsregnskabet" (herefter benævnt "regnskaberne"). Det er vores opfattelse, at det opnåede revisionsbevis er tilstrækkeligt og egnet som grundlag for vores konklusion.

Uafhængighed

Vi er uafhængige af koncernen i overensstemmelse med internationale etiske regler for revisorer (IESBA's etiske regler) og de yderligere krav, der er gældende i Danmark, ligesom vi har opfyldt vores øvrige etiske forpligtelser i henhold til disse regler og krav.

To the shareholders of Northern Horizon Capital A/S

Opinion

We have audited the consolidated financial statements and the parent company financial statements of Northern Horizon Capital A/S 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, for the Group and the Parent Company, and a consolidated cash flow statement. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2018, and of the results of the Group's and Parent Company's operations as well as the consolidated cash flows 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 consolidated financial statements and the parent Company financial statements" (hereinafter collectively referred to as "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 Group 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.

Den uafhængige revisors revisionspåtegning

Independent auditor's report

Ledelsens ansvar for regnskaberne

Ledelsen har ansvaret for udarbejdelsen af et koncernregnskab og et årsregnskab, der giver et retvisende billede i overensstemmelse med årsregnskabsloven. Ledelsen har endvidere ansvaret for den interne kontrol, som ledelsen anser for nødvendig for at udarbejde regnskaberne uden væsentlig fejlinformation, uanset om denne skyldes besvigelser eller fejl.

Ved udarbejdelsen af regnskaberne er ledelsen ansvarlig for at vurdere koncernens og selskabets evne til at fortsætte driften; at oplyse om forhold vedrørende fortsat drift, hvor dette er relevant; samt at udarbejde regnskaberne på grundlag af regnskabsprincippet om fortsat drift, medmindre ledelsen enten har til hensigt at likvidere koncernen eller selskabet, indstille driften eller ikke har andet realistisk alternativ end at gøre dette.

Revisors ansvar for revisionen af regnskaberne

Vores mål er at opnå høj grad af sikkerhed for, om regnskaberne som helhed er uden væsentlig fejlinformation, uanset om denne skyldes besvigelser eller fejl, og at afgive en revisionspåtegning med en konklusion. Høj grad af sikkerhed er et højt niveau af sikkerhed, men er ikke en garanti for, at en revision, der udføres i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark, altid vil afdække væsentlig fejlinformation, når sådan findes. Fejlinformationer kan opstå som følge af besvigelser eller fejl og kan betragtes som væsentlige, hvis det med rimelighed kan forventes, at de enkeltvis eller samlet har indflydelse på de økonomiske beslutninger, som regnskabsbrugerne træffer på grundlag af regnskaberne.

Som led i en revision, der udføres i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark, foretager vi faglige vurderinger og opretholder professionel skepsis under revisionen. Herudover:

Management's responsibilities for the financial statements

Management is responsible for the preparation of consolidated financial statements and parent company 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 Group's and the Parent 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 Group or the Parent 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:

Den uafhængige revisors revisionspåtegning

Independent auditor's report

- u Identificerer og vurderer vi risikoen for væsentlig fejlinformation i regnskaberne, uanset om denne skyldes besvigelser eller fejl, udformer og udfører revisionshandlinger som reaktion på disse risici samt opnår revisionsbevis, der er tilstrækkeligt og egnet til at danne grundlag for vores konklusion. Risikoen for ikke at opdage væsentlig fejlinformation forårsaget af besvigelser er højere end ved væsentlig fejlinformation forårsaget af fejl, idet besvigelser kan omfatte sammensværgelser, dokumentfalsk, bevidste udeladelser, vildledning eller tilsidesættelse af intern kontrol.
- u Opnår vi forståelse af den interne kontrol med relevans for revisionen for at kunne udforme revisionshandlinger, der er passende efter omstændighederne, men ikke for at kunne udtrykke en konklusion om effektiviteten af concernens og selskabets interne kontrol.
- u Tager vi stilling til, om den regnskabspraksis, som er anvendt af ledelsen, er passende, samt om de regnskabsmæssige skøn og tilknyttede oplysninger, som ledelsen har udarbejdet, er rimelige.
- u Konkluderer vi, om ledelsens udarbejdelse af regnskaberne på grundlag af regnskabsprincippet om fortsat drift er passende, samt om der på grundlag af det opnåede revisionsbevis er væsentlig usikkerhed forbundet med begivenheder eller forhold, der kan skabe betydelig tvivl om concernens og selskabets evne til at fortsætte driften. Hvis vi konkluderer, at der er en væsentlig usikkerhed, skal vi i vores revisionspåtegning gøre opmærksom på oplysninger herom i regnskaberne eller, hvis sådanne oplysninger ikke er tilstrækkelige, modificere vores konklusion. Vores konklusion er baseret på det revisionsbevis, der er opnået frem til datoen for vores revisionspåtegning. Fremtidige begivenheder eller forhold kan dog medføre, at concernen og selskabet ikke længere kan fortsætte driften.
- u Tager vi stilling til den samlede præsentation, struktur og indhold af regnskaberne, herunder noteoplysningerne, samt om regnskaberne afspejler de underliggende transaktioner og begivenheder på en sådan måde, at der gives et retvisende billede heraf.
- u 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.
- u 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 Group's and the Parent Company's internal control.
- u Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- u 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 Group's and the Parent 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 Group and the Parent Company to cease to continue as a going concern.
- u 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.

Den uafhængige revisors revisionspåtegning

Independent auditor's report

u Opnår vi tilstrækkeligt og egnet revisionsbevis for de finansielle oplysninger for virksomhederne eller forretningsaktiviteterne i koncernen til brug for at udtrykke en konklusion om koncernregnskabet. Vi er ansvarlige for at lede, føre tilsyn med og udføre koncernrevisionen. Vi er eneansvarlige for vores revisionskonklusion.

Vi kommunikerer med den øverste ledelse om bl.a. det planlagte omfang og den tidsmæssige placering af revisionen samt betydelige revisionsmæssige observationer, herunder eventuelle betydelige mangler i intern kontrol, som vi identificerer under revisionen.

Udtalelse om ledelsesberetningen

Ledelsen er ansvarlig for ledelsesberetningen.

Vores konklusion om regnskaberne omfatter ikke ledelsesberetningen, og vi udtrykker ingen form for konklusion med sikkerhed om ledelsesberetningen.

I tilknytning til vores revision af regnskaberne er det vores ansvar at læse ledelsesberetningen og i den forbindelse overveje, om ledelsesberetningen er væsentligt inkonsistent med regnskaberne eller vores viden opnået ved revisionen eller på anden måde synes at indeholde væsentlig fejlinformation.

Vores ansvar er derudover at overveje, om ledelsesberetningen indeholder krævede oplysninger i henhold til årsregnskabsloven.

Baseret på det udførte arbejde er det vores opfattelse, at ledelsesberetningen er i overensstemmelse med regnskaberne og er udarbejdet i overensstemmelse med årsregnskabslovens krav. Vi har ikke fundet væsentlig fejlinformation i ledelsesberetningen.

u Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 Statements Act. We did not identify any material misstatement of the Management's review.

København, den 25. marts 2019

Copenhagen, 25 March 2019

ERNST & YOUNG

Godkendt Revisionspartnerselskab

CVR-nr. 30 70 02 28



Henrik Reedtz

statsaut. revisor

State Authorised Public Accountant

mne24830

Ledelsesberetning

Management's review

Oplysninger om selskabet

Company details

Navn/Name

Adresse, postnr., by/Address, Postal code, City

Northern Horizon Capital A/S

Christian IX's Gade 2, 2, DK-1111 København K

CVR-nr./CVR no.

Stiftet/Established

Hjemstedskommune/Registered office

Regnskabsår/Financial year

27 59 93 97

13. januar 2004/13 January 2004

København

1. januar - 31. december/1 January - 31 December

Hjemmeside/Website

E-mail/E-mail

www.nh-cap.com

info@nh-cap.com

Telefon/Telephone

+45 33 69 07 33

Bestyrelse/Board of Directors

Lars Christian Ohnemus, formand/Chairman

André Philippe Jaeggi

Juho Ilpo Mathias Mikola

Jyri Maunu Olavi Lehtimäki

Direktion/Executive Board

Milda Darguzaite

Revision/Auditors

Ernst & Young Godkendt Revisionspartnerselskab

Osvald Helmuths Vej 4, Postboks 250, 2000 Frederiksberg

Ledelsesberetning

Management's review

Hoved- og nøgletal for koncernen

Financial highlights for the Group

DKK'000	2018	2017	2016	2015	2014
Hovedtal					
Key figures					
Nettoomsætning Revenue	96.065	52.899	79.536	67.858	63.582
Bruttoresultat Gross margin	81.514	37.909	60.390	32.196	44.480
Resultat af ordinær primær drift Operating profit/loss	41.141	-536	23.439	-12.938	5.207
Resultat af finansielle poster Net financials	16.681	18.407	3.135	33.394	-279
Årets resultat Profit/loss for the year	40.998	17.327	16.922	22.777	4.122
Balancesum Total assets	73.472	76.658	62.638	84.364	64.739
Egenkapital Equity	60.551	43.009	23.774	58.092	46.721
Pengestrømme fra driftsaktiviteten Cash flows from operating activities	35.201	-14.823	19.235	-2.342	5.870
Pengestrømme til investerings- aktiviteten Net cash flows from investing activities	2.697	-3.029	-7.535	31.704	-807
Investering i materielle anlægsaktiver Investment in property, plant and equipment	-98	-260	-328	-354	-124
Pengestrømme fra finansierings- aktiviteten Cash flows from financing activities	-34.515	11.416	-34.107	-8.962	0
Pengestrøm i alt Total cash flows	3.383	-6.436	-22.407	20.400	5.063
Nøgletal					
Financial ratios					
Overskudsgrad Operating margin	42,8 %	-1,0 %	29,5 %	-19,1 %	8,2 %
Bruttomargin Gross margin	84,9 %	71,7 %	75,9 %	47,4 %	70,0 %
Afkastningsgrad Return on assets	54,8 %	-0,8 %	31,9 %	-17,4 %	7,8 %
Soliditetsgrad Equity ratio	80,7 %	54,6 %	37,4 %	68,9 %	72,2 %
Egenkapitalforrentning Return on equity	63,5 %	48,4 %	25,8 %	39,2 %	8,0 %
Gennemsnitligt antal fuldtidsbe- skæftigede Average number of employees	44	46	47	94	99

Ledelsesberetning

Management's review

Koncernens væsentligste aktiviteter

Northern Horizon Capital (Northern Horizon) beskæftiger sig med investeringer og kapitalforvaltning i Nordeuropa og aktiviteterne er udelukkende orienteret mod fast ejendom. Selskabet blev stiftet i 2001.

Northern Horizon driver virksomhed i Danmark, Finland, Sverige, Tyskland, Luxembourg og de baltiske lande. Selskabet har 35 medarbejdere inden for generel ledelse og administration, fondsadministration, investering og kapitalforvaltning samt yderligere 4 medarbejdere i det helejede tyske datterselskab BGO Property Management GmbH, der beskæftiger sig med ejendomsadministration.

Erfarne ledelsesressourcer har ansvaret for strategi og forretningsudvikling, fondsforvaltning, investeringspleje, fondsadministration, jura og overholdelse samt administration af Northern Horizon-koncernen, herunder økonomi, HR og IT. Hver enkel fond eller andet investeringsprodukt ledes af en dedikeret fondschef/fondsteam med dybtgående faglig viden og omfattende ledelseskompetencer.

Pr. 31. december 2018 administrerer selskabet aktiver for ca. 5 mia. kr. og BGO Property Management GmbH administrerer aktiver for yderligere 0.4 mia. kr. Desuden har selskabet i løbet af 2018 tilvejebragt nye midler, der potentielt kan øge de administrerede aktiver med over 3 mia. kr.

Det danske moderselskab har datterselskaber i Danmark, Sverige, Finland, Tyskland, Litauen, Estland og Luxembourg.

Business review

Northern Horizon Capital (Northern Horizon) is a company in the investment and asset management industry in Northern Europe and is exclusively oriented towards real assets. The company was established in 2001.

Northern Horizon has operations in Denmark, Finland, Sweden, Germany, Luxembourg and the Baltic States. The company has 35 employees within general management and administration, fund administration, and investment and asset management and 4 further employees within its fully-owned German property management subsidiary BGO Property Management GmbH.

Experienced management staff are in charge of strategy and business development, fund management, investment management, fund administration, legal and compliance as well as Northern Horizon group administration including finance, HR and IT. Each individual fund or other investment product is managed by a dedicated fund manager/team with deep professional knowledge and extensive management competencies.

The company has approximately DKK 5 billion of assets under management as at 31 December 2018 and BGO Property Management GmbH have a further DKK 0.4 billion of assets under management. Furthermore, the company has during 2018 raised new funds which could potentially increase assets under management by over DKK 3 billion.

The Danish parent company has subsidiaries in Denmark, Sweden, Finland, Germany, Lithuania, Estonia and Luxembourg.

Ledelsesberetning

Management's review

Udvikling i aktiviteter og økonomiske forhold

Selskabets strategi fokuserer på vækst ved at tilvejebringe og udvikle investeringskapital til sine aktuelle produkter, og selektivt tilføje nye produkter til nuværende og nye, beslægtede investeringsstrategier. Selskabet har også som mål at optimere resultatet af sine nuværende mandater via aktiv værdiskabende kapitalforvaltning, herunder ved fortsat at fokusere på omkostningsniveauet. I overensstemmelse med dets fokus på at vækste produkterne fortsatte selskabet i 2018 med at rejse yderligere kapital til sin Nordic Aged Care Fund og Baltic Horizon Fund. Selskabet undersøger fortsat markedsmulighederne og forbereder sig på lanceringen af nye produkter med det klare kriterium, at nye produkter skal drage nytte af positiv resultater opnået for tidligere produkter og have driftsmæssige og videnskæssige synergier med dem. Selskabet investerer fortsat betydelige ressourcer i ny forretningsudvikling, fordi institutionelle investorers allokering af fast ejendom stadig øges og spreder sig over utraditionelle underbrancher inden for fast ejendom. Denne udvikling fortsatte i 2018 og blev understøttet af fortsat lave renter på markedet og den deraf følgende »udbyttejagt«, som var tydelig på det globale ejendomsmarked.

Baseret på indkomsten fra honorarer genereret af den nuværende fondsledelses kontraktportefølje, omkostningsniveau og den deraf følgende fortsatte lønsomhed bibeholder selskabet evnen til at tilpasse sig konjunktursvingninger og investere i ny forretningsudvikling.

Financial review

The company's strategy focuses on growth by raising and deploying investor capital for its current products, and selectively adding new products within current and new related investment strategies. The company also aims to optimize the performance of its present mandates through active value-added asset management and including continued focus on its cost base. In line with its focus on growing its products, the company during 2018 continued to raise further capital for its Nordic Aged Care Fund and Baltic Horizon fund. Also, the company continued to explore market opportunities and prepare for the launch of the new products, with a clear criterion that new products should benefit from a positive track record of prior products and have operational and knowledge synergies with them. The company continues to invest significant resources into the new business development because institutional investors' real asset allocations are continuing to increase and diversify into non-traditional real estate subsectors. This development continued in 2018 supported by loosening continuing low interest rate environment and the consequent "hunt for yield" evident in the global real estate market.

With the fee income generated by its present fund management contract portfolio, its cost base, and the resulting continued profitability, the Company retains an ability to adjust to market fluctuations and invest into new business development.

Ledelsesberetning

Management's review

Ved en transaktion, der blev underskrevet og lukket d. 8. februar 2018, solgte Northern Horizon på vegne af sine investorer Healthcare II fonden til en fond, der administreres af Evli. Fondens portfolio af 30 finske aktiver blev ved transaktionen værdiansat til 140,8 mio. EUR. Salget af Healthcare II, en fond, som blev lanceret i december 2013, generede en IRR på ca. 29% og en equity multiple på 1.7x til dets investorer.

Northern Horizons tredje specialiserede institutionelle healthcare fond, Nordic Aged Care Fund, var ved endelig closing den 11. maj 2018 overtegnet og ramte hard-cap for deres investering på 300 mio. EUR. Endelig closing gør det nu muligt for Northern Horizon at opbygge en portfolio med en anskaffelsesværdi på 600 mio. EUR.

Northern Horizons første børsnoterede fond Baltic Horizon hentede ud over den i januar 2017 nyanskaffede egenkapital på 26,1 mio. EUR yderligere 2,3 mio. EUR i februar 2018 via privat placering. I løbet af 2018 udvidede fonden sin kapitalstruktur, idet den udstedte 5-års ikke-sikrede obligationer for i alt 40,0 mio. EUR. I april 2018 tegnede investorerne obligationer for i alt 30,0 mio. EUR og i december 2018 blev der tegnet for yderligere 10,0 mio. EUR.

Northern Horizon sluttede regnskabsåret 2018 med et nettooverskud på 41,0 mio. kr. for koncernen. Som følge af salget af Healthcare II fonden og væksten i nogle af de andre nuværende fonde, opnåede selskabet et meget tilfredsstillende resultat.

Pr. 31. december 2018 udviser balancen en egenkapital på 61 mio. kr. sammenlignet med 43 mio. kr. i det foregående år. Soliditetsgraden er 81 % ved udgangen af året 2018.

In a transaction signed and closed on 8 February 2018, Northern Horizon, on behalf of its investors, sold Healthcare II fund to a fund managed by Evli. The transaction valued the fund's 30-asset Finnish portfolio at €140.8 million. The exit of Healthcare II, a fund launched in December 2013, delivered a net IRR of approximately 29% and an equity multiple of 1.7x to its investors.

Northern Horizon's third specialised institutional healthcare real estate fund, Nordic Aged Care, in its final closing on 11 May 2018 was oversubscribed and hit hard cap of EUR 300 million. This final closing now allows Northern Horizon to assemble a portfolio with an acquisition value of EUR 600 million.

Northern Horizon's first publicly listed fund Baltic Horizon, in addition to the new equity of EUR 26,1 million raised in 2017, attracted another EUR 2.3 million in February 2018, by way of private placement. During 2018, the fund diversified its capital structure by issuing 5-year unsecured bonds in total amount of EUR 40.0m. In April 2018 investors subscribed bonds in amount of EUR 30.0 million, another EUR 10.0 million were subscribed in December 2018.

Northern Horizon closed the financial year 2018 with a consolidated net profit of DKK 41.0 million. Due to successful exit of its Healthcare II fund and the growth of some of its current funds, the Company achieved a very satisfactory result.

At 31st December 2018, the balance sheet showed equity of DKK 61 million, compared to DKK 43 million the preceding year. The equity ratio was 81 % at the year-end 2018.

Ledelsesberetning

Management's review

Særlige risici

Den kapitalforvaltning som Northern Horizon udfører er underlagt generelle markedsrisici. Investeringer i fast ejendom er generelt underlagt risici i relation til illikviditet, risici vedrørende den generelle økonomiske udvikling og markedssituation, og risici angående den politiske situation i mållande.

Administrationsgebyrer modtaget fra fondene og mandaterne er primært baseret på enten indre værdi, bruttoværdi af aktiverne eller anskaffelsværdi af fondenes investeringsejendomme. Negative ændringer i markedsf forholdene kan medføre en værdiforringelse af fondenes aktiver og egenkapital og følgelig en nedgang i de gebyrer, som Northern Horizon oppebærer. De eksternt indhentede uafhængige vurderinger af dagsværdien af ejendommene er i sagens natur forbundet med en vis grad af usikkerhed. For at imødegå risikoen administrerer selskabet mange fonde med forskellige strategier i forskellige lande og med forskellig tidshorisont.

Resultathonorerering og carried interest income medfører usikkerhed hvad angår tidsmæssig placering af exits, udvikling i ejendommenes dagsværdi og evnen til at realisere gevinster. Northern Horizon opgør først carried interest income, når carried interest er realiseret eller når realisation heraf er meget sandsynlig.

Northern Horizons administration af investeringer har en væsentlig risiko for at mislykkes i forbindelse med lancering af nye fonde i fast ejendom og i relation til at skaffe penge fra investorer. Utilfredsstillende resultater af investeringer, der administreres af Northern Horizon, og andre årsager, som Northern Horizon ikke har indflydelse på, såsom øget konkurrence og lovgivningsmæssige forpligtelser vil kunne gøre det vanskeligere at rejse penge i fremtiden. Økonomisk usikkerhed kan have direkte indflydelse på anbringelsen af rejst kapital på grund af et begrænset antal af aktiver, der er til rådighed for investering.

Special risks

Investment management operations carried out by Northern Horizon are subject to general market risks. Real estate investments are generally subject to risks arising out of their illiquidity, risks concerning general economic development and market situation, and risks concerning the political situation of target countries.

Management fees received from the funds and mandates are primarily based on the net asset value, the gross asset value or the acquisition cost of the investment properties of the funds. The adverse changes in the market conditions could lead to the reduced valuation of the funds' assets and equity, and consequently to a decrease in the fees earned by Northern Horizon. The externally provided independent fair value assessments of properties are inherently subject to some degree of uncertainty. In order to manage the risk, the Company manages several funds with different strategies, in different countries, and with different vintages.

Success fees and carried interest income involve uncertainty related to timing of exits, properties' fair value development and ability to realize the gains. Northern Horizon accounts for carried interest income only once carried interest is realised or once realisation is very likely.

Northern Horizon's investment management operations are subject to material risks in ability to launch new real estate funds and to raise new capital from the investors. Unsatisfactory performance of the funds managed by Northern Horizon or other reasons independent of Northern Horizon, such as increasing competition, regulatory burden could make it more difficult to raise new funds in the future. Economic uncertainty may have direct impact on deploying raised capital due to limited number of the assets available for investment.

Ledelsesberetning

Management's review

Begivenheder efter balancedagen

Der er ikke indtruffet andre begivenheder efter balancedagen, som kan have væsentlig indflydelse på vurderingen af selskabets finansielle stilling.

Forventet udvikling

I 2019 vil Northern Horizon fortsat have fokus på at øge sin forretningsvolumen ved at fremskaffe yderligere kapital til sin baltiske fond og ved at investere den kapital, der er givet tilsagn om til Nordic Aged Care Fund. Selskabet vil ligeledes have fokus på at undersøge nye forretningsmæssige muligheder til lancering af nye produkter.

Northern Horizon vil i overensstemmelse med strategierne for fondene fortsat søge at sælge aktiver i selskabets fonde, der nærmer sig afslutningen af deres livscyklus, efterfuldt af effektiv afvikling af de relevante fonde.

Northern Horizon planlægger ligeledes at afvikle dets ejendomsadministrationsaktiviteter ved at sælge eller likvidere det helejede tyske ejendomsadministrationdatterselskab BGO Property Management GmbH.

Selskabet vil samtidig minimere omkostningsniveauet for at sikre selskabets rentabilitet i 2019.

Events after the balance sheet date

No events materially affecting the assessment of the Company's financial position have occurred after the balance sheet date.

Outlook

In 2019, Northern Horizon will continue its focus on increasing of the business volume by further fundraising for its Baltic fund, and investing the capital committed to Nordic Aged Care Fund. Also, the Company will continue to explore the market opportunities for the launch of the new products.

Northern Horizon will continue to seek sales, in line with fund strategies, of assets in the Company's funds nearing the end of their lifecycles, followed by efficient wind-downs of the relevant vehicles.

Northern Horizon also plans to wind-down its property management business by disposing or liquidating its fully-owned German property management subsidiary BGO Property Management GmbH.

At the same time, the Company will be maintaining the discipline with regard to its own cost base, in order to maintain the Company's profitability in year 2019.

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Resultatopgørelse

Income statement

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2018	2017	2018	2017
	Nettoomsætning Revenue	96.065	52.899	1.198	12.935
	Andre driftsindtægter Other operating income	56	815	0	1
	Andre eksterne omkostninger Other external expenses	-14.607	-15.805	-3.949	-3.183
	Bruttoresultat Gross margin	81.514	37.909	-2.751	9.753
2	Personaleomkostninger Staff costs	-33.724	-33.183	-7.971	-6.504
3	Af- og nedskrivninger af immaterielle og materielle anlægsaktiver Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-6.646	-5.262	-166	-173
	Andre driftsomkostninger Other operating expenses	-3	0	-3	0
	Resultat før finansielle poster Profit/loss before net financials	41.141	-536	-10.891	3.076
	Indtægter af kapitalandele i dattervirksomheder Income from investments in group enterprises	0	0	33.038	-2.669
4	Finansielle indtægter Financial income	17.147	21.626	16.114	19.883
5	Finansielle omkostninger Financial expenses	-466	-3.219	-2.127	-2.605
	Resultat før skat Profit before tax	57.822	17.871	36.134	17.685
6	Skat af årets resultat Tax for the year	-16.824	-544	-4.000	-1.900
	Årets resultat Profit for the year	40.998	17.327	32.134	15.785
	Koncernens resultat fordeler sig således: Specification of the Group's results of operations:				
	Anpartshavere i Northern Horizon Capital A/S Shareholders in Northern Horizon Capital A/S	32.134	15.785		
	Minoritetsinteresser Non-controlling interests	8.864	1.542		
		40.998	17.327		

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Balance

Balance sheet

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2018	2017	2018	2017
	AKTIVER				
	ASSETS				
	Anlægsaktiver				
	Fixed assets				
7	Immaterielle anlægsaktiver				
	Intangible assets				
	Software	72	147	0	0
	Software				
	Rettigheder	735	883	735	883
	Rights				
	Goodwill	0	6.194	0	0
	Goodwill				
		<u>807</u>	<u>7.224</u>	<u>735</u>	<u>883</u>
8	Materielle anlægsaktiver				
	Property, plant and equipment				
	Andre anlæg, driftsmateriel og inventar				
	Fixtures and fittings, other plant and equipment	308	432	20	27
		<u>308</u>	<u>432</u>	<u>20</u>	<u>27</u>
9	Finansielle anlægsaktiver				
	Investments				
	Kapitalandele i dattervirksomheder	0	0	83.211	48.754
	Investments in group enterprises				
	Tilgodehavender hos dattervirksomheder	0	0	7.690	5.312
	Receivables from group enterprises				
	Andre værdipapirer og kapitalandele	45.575	36.081	37.875	28.806
	Other securities and investments				
	Andre tilgodehavender	1.026	1.428	835	1.238
	Other receivables				
		<u>46.601</u>	<u>37.509</u>	<u>129.611</u>	<u>84.110</u>
	Anlægsaktiver i alt	<u>47.716</u>	<u>45.165</u>	<u>130.366</u>	<u>85.020</u>
	Total fixed assets				
	transport to be carried forward	47.716	45.165	130.366	85.020

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Balance (fortsat)

Balance sheet (continued)

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2018	2017	2018	2017
	transport brought forward	47.716	45.165	130.366	85.020
	Omsætningsaktiver Non-fixed assets				
	Tilgodehavender Receivables				
	Tilgodehavender fra salg og tjenesteydelser Trade receivables	3.809	11.076	109	7.436
	Tilgodehavender hos dattervirksomheder Receivables from group enterprises	0	0	275	1.035
11	Udskudte skatteaktiver Deferred tax assets	256	5.966	0	4.000
	Tilgodehavende selskabsskat Corporation tax receivable	259	388	0	0
	Andre tilgodehavender Other receivables	10.481	5.011	211	414
	Periodeafgrænsnings- poster Prepayments	4.777	6.261	3.829	4.456
		<u>19.582</u>	<u>28.702</u>	<u>4.424</u>	<u>17.341</u>
	Likvide beholdninger Cash	<u>6.174</u>	<u>2.791</u>	<u>231</u>	<u>47</u>
	Omsætningsaktiver i alt Total non-fixed assets	<u>25.756</u>	<u>31.493</u>	<u>4.655</u>	<u>17.388</u>
	AKTIVER I ALT TOTAL ASSETS	<u><u>73.472</u></u>	<u><u>76.658</u></u>	<u><u>135.021</u></u>	<u><u>102.408</u></u>

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Balance

Balance sheet

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2018	2017	2018	2017
	PASSIVER				
	EQUITY AND LIABILITIES				
	Egenkapital				
	Equity				
10	Aktiekapital	7.000	7.000	7.000	7.000
	Share capital				
	Reserve for nettoopskrivning efter indre værdis metode				
	Net revaluation reserve according to the equity method	0	0	31.663	0
	Overført resultat	52.270	34.867	20.607	34.867
	Retained earnings				
	Anpartshavere i Northern Horizon Capital A/S' andel af egenkapital				
	Shareholder in Northern Horizon Capital A/S' share of equity	59.270	41.867	59.270	41.867
	Minoritetsinteresser	1.281	1.142	0	0
	Non-controlling interests				
	Egenkapital i alt	60.551	43.009	59.270	41.867
	Total equity				
	Hensatte forpligtelser				
	Provisions				
	Andre hensatte forpligtelser	180	1.981	0	0
	Other provisions				
9	Hensættelser vedr. kapitalandele i tilknyttede virksomheder				
	Provision, investments in group enterprises	0	0	162	1.077
	Hensatte forpligtelser i alt	180	1.981	162	1.077
	Total provisions				
	transport to be carried forward	180	1.981	162	1.077

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Balance (fortsat)

Balance sheet (continued)

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2018	2017	2018	2017
	transport brought forward	180	1.981	162	1.077
	Gældsforpligtelser Liabilities other than provisions				
	Langfristede gældsforpligtelser Non-current liabilities other than provisions				
	Kreditinstitutter i øvrigt Other credit institutions	336	0	0	0
	Gæld til dattervirksomheder Payables to group entities	0	0	26.307	23.402
		<u>336</u>	<u>0</u>	<u>26.307</u>	<u>23.402</u>
	Kortfristede gældsforpligtelser Current liabilities other than provisions				
	Kreditinstitutter i øvrigt Other credit institutions	0	19.620	0	19.620
	Leverandører af varer og tjenesteydelser Trade payables	2.059	2.693	325	551
	Gæld til tilknyttede virksomheder Payables to group enterprises	0	0	46.051	13.142
	Skyldig selskabsskat Corporation tax payable	396	499	0	0
	Anden gæld Other payables	9.950	8.856	2.906	2.749
		<u>12.405</u>	<u>31.668</u>	<u>49.282</u>	<u>36.062</u>
	Gældsforpligtelser i alt Total liabilities other than provisions	<u>12.741</u>	<u>31.668</u>	<u>75.589</u>	<u>59.464</u>
	PASSIVER I ALT TOTAL EQUITY AND LIABILITIES	<u><u>73.472</u></u>	<u><u>76.658</u></u>	<u><u>135.021</u></u>	<u><u>102.408</u></u>

- 1 Anvendt regnskabspraksis
Accounting policies
- 12 Kontraktlige forpligtelser og eventualposter m.v.
Contractual obligations and contingencies, etc.
- 13 Nærtstående parter
Related parties

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Egenkapitalopgørelse

Statement of changes in equity

Note Note	DKK'000	Koncern Group				
		Aktiekapital Share capital	Overført resultat Retained earnings	I alt Total	Minoritets- interesser Non-controlling interests	Egenkapital i alt Total equity
	Egenkapital 1. januar 2018 Equity at 1 January 2018	7.000	34.867	41.867	1.142	43.009
	Overført via resultatdisponering Transfer through appropriation of profit	0	32.134	32.134	0	32.134
	Regulering af finansielle anlægsaktiver som følge af valutakursreguleringer Adjustment of investments through foreign exchange adjustments	0	164	164	0	164
	Årets regulering af minoritetsinteresser Adjustments of non-controlling interest for the year	0	0	0	139	139
	Ekstraordinært udbytte indregnet under egenkapitalen Extraordinary dividend distributed in the year	0	-14.895	-14.895	0	-14.895
	Egenkapital 31. december 2018 Equity at 31 December 2018	7.000	52.270	59.270	1.281	60.551

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Egenkapitalopgørelse (fortsat)

Statement of changes in equity (continued)

		Modervirksomhed Parent company			
			Reserve for nettopskrivning efter indre værdis metode Net revaluation reserve according to the equity method		
Note	DKK'000	Aktiekapital Share capital	Overført resultat Retained earnings	I alt Total	
	Egenkapital 1. januar 2018 Equity at 1 January 2018	7.000	0	34.867	41.867
14	Overført via resultatdisponering Transfer, see "Appropriation of profit"	0	31.663	471	32.134
	Regulering af finansielle anlægsaktiver som følge af valutakursreguleringer Adjustment of investments through foreign exchange adjustments	0	0	164	164
	Ekstraordinært udbytte indregnet under egenkapitalen Extraordinary dividend distributed in the year	0	0	-14.895	-14.895
	Egenkapital 31. december 2018 Equity at 31 December 2018	7.000	31.663	20.607	59.270

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Pengestrømsopgørelse

Cash flow statement

Note	DKK'000	Koncern Group	
		2018	2017
	Årets resultat	40.998	17.327
	Profit for the year		
15	Reguleringer	-1.767	-12.995
	Adjustments		
	Pengestrømme fra primær drift før ændring i driftskapital	39.231	4.332
	Cash generated from operations (operating activities) before changes in working capital		
16	Ændring i driftskapital	6.519	-9.831
	Changes in working capital		
	Pengestrømme fra primær drift	45.750	-5.499
	Cash generated from operations (operating activities)		
	Renteindbetalinger m.v.	469	478
	Interest received, etc.		
	Renteudbetalinger m.v.	-173	-551
	Interest paid, etc.		
	Betalt selskabsskat	-10.845	-9.251
	Corporation taxes paid		
	Pengestrømme fra driftsaktivitet	35.201	-14.823
	Cash flows from operating activities		
	Køb af immaterielle anlægsaktiver	-20	-600
	Additions of intangible assets		
	Køb af materielle anlægsaktiver	-98	-260
	Additions of property, plant and equipment		
	Køb af finansielle anlægsaktiver	-426	-2.548
	Addition of fixed assets		
	Salg af finansielle anlægsaktiver	3.241	379
	Disposal of fixed assets		
	Pengestrømme til investeringsaktivitet	2.697	-3.029
	Cash flows to investing activities		
	Betalt udbytte	-14.895	0
	Dividends paid		
	Provenu ved optagelse af gæld til kreditinstitutter	-19.620	8.916
	Proceeds of debt to credit institutions		
	Salg af egne kapitalandele	0	2.500
	Sale of treasury shares		
	Pengestrømme fra finansieringsaktivitet	-34.515	11.416
	Cash flows from financing activities		
	Årets pengestrøm	3.383	-6.436
	Net cash flow		
	Likvider 1. januar	2.791	9.227
	Cash and cash equivalents at 1 January		
	Likvider 31. december	6.174	2.791
	Cash and cash equivalents at 31 December		

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Noter

Notes to the financial statements

1 Anvendt regnskabspraksis Accounting policies

Årsrapporten for Northern Horizon Capital A/S for 2018 er aflagt i overensstemmelse med årsregnskabslovens bestemmelser for mellemstore klasse C-virksomheder.

Årsregnskabet er aflagt efter samme regnskabspraksis som sidste år.

Præsentationsvaluta

Årsregnskabet er aflagt i danske kroner (DKK'000).

Koncernregnskabet

Koncernregnskabsudarbejdelse

Koncernregnskabet er udarbejdet som et sammendrag af modervirksomhedens og de enkelte dattervirksomheders regnskaber opgjort efter koncernens regnskabspraksis, elimineret for koncerninterne indtægter og omkostninger, aktiebesiddelser, interne mellemværender og udbytter samt realiserede og urealiserede fortjenester ved transaktioner mellem de konsoliderede virksomheder. Urealiserede fortjenester ved transaktioner med associerede virksomheder elimineres i forhold til koncernens ejerandel i virksomheden. Urealiserede tab elimineres på samme måde som urealiserede fortjenester, medmindre de er udtryk for værdiforringelse.

I koncernregnskabet indregnes dattervirksomhedernes regnskabsposter 100 %. Minoritetsinteressernes andel af årets resultat og af egenkapitalen i dattervirksomheder, der ikke ejes 100 %, indgår i koncernens resultat og egenkapital, men præsenteres separat.

Køb og salg af minoritetsinteresser under fortsat bestemmende indflydelse indregnes direkte på egenkapitalen som en transaktion mellem kapitalejere.

Kapitalandele i associerede virksomheder og joint ventures indregnes i koncernregnskabet efter indre værdis metode.

Koncernens aktiviteter i driftsfællesskaber indregnes i koncernregnskabet linje for linje.

The annual report of Northern Horizon Capital A/S for 2018 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to medium-sized reporting class C entities.

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).

Consolidated financial statements

Preparation of consolidated financial statements

The consolidated financial statements are prepared as a consolidation of the parent company's and the individual subsidiaries' financial statements, which are prepared according to the group's accounting policies. On consolidation, intra-group income and expenses, shareholdings, intra-group balances and dividends, and realised and unrealised gains on intra-group transactions are eliminated. Unrealised gains on transactions with associates are eliminated in proportion to the group's interest in the entity. Unrealised losses are eliminated in the same way as unrealised gains if they do not reflect impairment.

In the consolidated financial statements, the accounting items of subsidiaries are recognised in full. Non-controlling interests' share of the profit/loss for the year and of the equity of subsidiaries which are not wholly-owned are included in the group's profit/loss and equity, respectively, but are disclosed separately.

Acquisitions and disposals of non-controlling interests which are still controlled are recognised directly in equity as a transaction between shareholders.

Investments in associates and joint ventures are recognised in the consolidated financial statements using the equity method.

The group's activities in joint operations are recognised on a line-by-line basis.

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Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Valutaomregning

Transaktioner i fremmed valuta omregnes ved første indregning til transaktionsdagens kurs. Valutakursdifferencer, der opstår mellem transaktionsdagens kurs og kursen på betalingsdagen, indregnes i resultatopgørelsen som en finansiel post.

Tilgodehavender, gæld og andre monetære poster i fremmed valuta omregnes til balance-dagens valutakurs. Forskellen mellem balance-dagens kurs og kursen på tidspunktet for tilgo-dehavendets eller gældsforpligtelsens opståen eller indregning i seneste årsregnskab indreg-nes i resultatopgørelsen under finansielle ind-tægter og omkostninger.

Udenlandske dattervirksomheder

Udenlandske dattervirksomheder og associe-rede virksomheder anses for at være selvstændi-ge enheder. Resultatopgørelserne omregnes til en gennemsnitlig valutakurs for måneden, og balanceposterne omregnes til balancedagens valutakurser. Kursdifferencer, opstået ved omregning af udenlandske dattervirksomhe-ders egenkapital ved årets begyndelse til balan-cedagens valutakurser og ved omregning af resultatopgørelser fra gennemsnitskurser til balancedagens valutakurser, indregnes direkte i egenkapitalen.

Resultatopgørelsen

Nettoomsætning

Indtægter ved levering af tjenesteydelser ind-regnes som omsætning i takt med leveringen af ydelserne, hvorved nettoomsætningen sva-rer til salgsværdien af årets udførte tjeneste-ydelser (produktionsmetoden).

Nettoomsætning måles til dagsværdien af det aftalte vederlag ekskl. moms og afgifter opkræ-vet på vegne af tredjepart. Alle former for afgivne rabatter indregnes i nettoomsætning-en.

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Foreign group entities

Foreign subsidiaries and associates are considered separate entities. Items in such entities' income statements are translated at an average exchange rate for the month, and balance sheet items are translated at closing rates. Foreign exchange differences arising on translation of the opening equity of foreign subsidiaries to closing rates and on translation of the income statements from average exchange rates to closing rates are taken directly to equity.

Income statement

Revenue

Income from the rendering of services is recognised as revenue as the services are rendered. Accordingly, revenue corresponds to the market value of the services rendered during the year (percentage-of-completion method).

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Andre driftsindtægter og -omkostninger

Andre driftsindtægter og -omkostninger indeholder regnskabsposter af sekundær karakter i forhold til virksomhedens hovedaktiviteter, herunder fortjeneste eller tab ved salg af anlægsaktiver.

Other operating income and operating expenses

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

Andre eksterne omkostninger

Andre eksterne omkostninger omfatter omkostninger vedrørende virksomhedens primære aktivitet, der er afholdt i årets løb, herunder omkostninger til distribution, salg, reklame, administration, lokaler, tab på debitorer m.v.

Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts etc.

Personaleomkostninger

Personaleomkostninger omfatter løn og gager, inklusive feriepenge og pensioner, samt andre omkostninger til social sikring m.v. til virksomhedens medarbejdere. I personaleomkostninger er fratrukket modtagne godtgørelser fra offentlige myndigheder.

Staff costs

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

Af- og nedskrivninger

Af- og nedskrivninger omfatter af- og nedskrivninger på immaterielle og materielle anlægsaktiver.

Amortisation/depreciation and impairment

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

Afskrivningsgrundlaget, der opgøres som kostprisen med fradrag af eventuel restværdi, afskrives lineært over den forventede brugstid, baseret på følgende vurdering af aktivernes forventede brugstider:

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:

3-6 år/years

Andre anlæg, driftsmateriel og inventar Fixtures and fittings, other plant and equipment

Resultat af kapitalandele i dattervirksomheder

Efter den indre værdis metode indregnes en forholdsmæssig andel af resultat efter skat i de underliggende virksomheder i resultatopgørelsen. Resultatandele efter skat i dattervirksomheder præsenteres i resultatopgørelsen som særskilte linjer. For kapitalandele i dattervirksomheder foretages fuld eliminering af koncerninterne avancer/tab.

Profit from investments in subsidiaries

A proportionate share of the underlying entities' profit/loss after tax is recognised in the income statement according to the equity method. Shares of profit/loss after tax in subsidiaries are presented as separate line items in the income statement. Full elimination of intra-group gains/losses is made for equity investments in subsidiaries.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Finansielle indtægter og omkostninger

Finansielle indtægter og omkostninger indregnes i resultatopgørelsen med de beløb, der vedrører regnskabsåret. Finansielle poster omfatter renteindtægter og -omkostninger samt tillæg og godtgørelse under acontoskatteordningen m.v.

Skat

Skat af årets resultat omfatter aktuel skat af årets forventede skattepligtige indkomst og årets regulering af udskudt skat. Årets skat indregnes i resultatopgørelsen med den del, der kan henføres til årets resultat, og i egenkapitalen med den del, som kan henføres til transaktioner indregnet i egenkapitalen.

Virksomheden og de danske dattervirksomheder er sambeskattede. Den danske selskabsskat fordeles mellem overskuds- og underskudsgivende danske selskaber i forhold til disses skattepligtige indkomst (fuld fordeling).

Sambeskattede selskaber med overskydende skat godtgøres som minimum i henhold til de gældende satser for rentegodtgørelser af administrationsselskabet, ligesom sambeskattede selskaber med restskat som maksimum betaler et tillæg i henhold til de gældende satser for rentetillæg til administrationsselskabet.

Balancen

Immaterielle anlægsaktiver

Erhvervet goodwill måles til kostpris med fradrag af akkumulerede afskrivninger. Goodwill afskrives lineært over den økonomiske brugstid, der er vurderet til 7 år.

Immaterielle anlægsaktiver omfatter software og andre erhvervede immaterielle rettigheder.

Immaterielle anlægsaktiver måles til kostpris med fradrag af akkumulerede af- og nedskrivninger.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balance sheet

Intangible assets

Goodwill acquired is measured at cost less accumulated amortisation. Goodwill is amortised on a straight-line basis over its useful life, which is assessed at 7 years.

Intangible assets include software and other acquired intangible rights.

Intangible assets are measured at cost less accumulated amortisation and impairment losses.

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1 Anvendt regnskabspraksis (fortsat)

Accounting policies (continued)

Selskabet administrerer en række fonde med en investeringshorisont på 20 år. Ledelsen har derfor valgt at afskrive tilkøbte rettigheder over 20 år.

Software afskrives over 3 år.

Materielle anlægsaktiver

Materielle anlægsaktiver måles til kostpris med fradrag af akkumulerede af- og nedskrivninger. Kostprisen omfatter anskaffelsesprisen og omkostninger direkte knyttet til anskaffelsen indtil det tidspunkt, hvor aktivet er klar til brug.

Kapitalandele i dattervirksomheder

Kapitalandele i dattervirksomheder måles efter den indre værdis metode.

Ved første indregning måles kapitalandele i dattervirksomheder til kostpris, dvs. med tillæg af transaktionsomkostninger. Kostprisen allokeres i overensstemmelse med overtagelsesmetoden, jf. anvendt regnskabspraksis for virksomhedssammenslutninger.

Kostprisen værdireguleres med resultatandele efter skat opgjort efter koncernens regnskabspraksis med fradrag eller tillæg af urealiserede koncerninterne avancer/tab.

Konstaterede merværdier og eventuel goodwill i forhold til den underliggende virksomheds regnskabsmæssige indre værdi amortiseres i overensstemmelse med anvendt regnskabspraksis for de aktiver og forpligtelser, som de kan henføres til. Negativ goodwill indregnes i resultatopgørelsen.

Modtaget udbytte fradrages den regnskabsmæssige værdi.

Kapitalandele i dattervirksomheder med regnskabsmæssig negativ indre værdi måles til 0 kr., og et eventuelt tilgodehavende hos disse virksomheder nedskrives, i det omfang tilgodehavendet er uerholdeligt. I det omfang moder-virksomheden har en retlig eller faktisk forpligtelse til af afdække en underbalance, der overstiger tilgodehavendet, indregnes det resterende beløb under hensatte forpligtelser.

The Company manages a number of real estate funds with an exit strategy of up to 20 years. Therefore, Management has decided to amortise acquired rights over 20 years.

Software is amortised over 3 years.

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.

Investments in subsidiaries

Equity investments in subsidiaries and associates are measured according to the equity method.

On initial recognition, equity investments in subsidiaries 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.

Dividend received is deduced from the carrying amount.

Investments in subsidiaries with a negative NAV is recognised at 0 DKK, and receivables at these subsidiaries are impaired should these be irrecoverable. To the extent that the parent company has a legal and actual obligation to cover a negative balance that exceeds the receivable, this amount is recognised as a provision.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Andre værdipapirer og kapitalandele

Værdipapirer og kapitalandele, der består af børsnoterede aktier og obligationer, måles til dagsværdi (børskurs) på balancedagen. Kapitalandele, der ikke er optaget til handel på et aktivt marked, måles til dagsværdi.

Værdiforringelse af anlægsaktiver

Den regnskabsmæssige værdi af immaterielle og materielle anlægsaktiver samt kapitalandele i dattervirksomheder og associerede virksomheder vurderes årligt for indikationer på værdiforringelse.

Foreligger der indikationer på værdiforringelse, foretages nedskrivningstest af hvert enkelt aktiv henholdsvis gruppe af aktiver. Der foretages nedskrivning til genindvindingsværdien, hvis denne er lavere end den regnskabsmæssige værdi.

Som genindvindingsværdi anvendes den højeste værdi af nettosalgspris og kapitalværdi. Kapitalværdien opgøres som nutidsværdien af de forventede nettopengestrømme fra anvendelsen af aktivet eller aktivgruppen og forventede nettopengestrømme ved salg af aktivet eller aktivgruppen efter endt brugstid.

Tidligere indregnede nedskrivninger tilbageføres, når begrundelsen for nedskrivningen ikke længere består. Nedskrivninger på goodwill tilbageføres ikke.

Tilgodehavender

Tilgodehavender måles til amortiseret kostpris.

Der foretages nedskrivning til imødegåelse af tab, hvor der vurderes at være indtruffet en objektiv indikation på, at et tilgodehavende eller en portefølje af tilgodehavender er værdiforringet. Hvis der foreligger en objektiv indikation på, at et individuelt tilgodehavende er værdiforringet, foretages nedskrivning på individuelt niveau.

Other securities and investments

Securities and investments consisting of listed shares and bonds are measured at fair value (market price) at the balance sheet date. Investments not admitted to trading on an active market are measured at fair value.

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

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.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Tilgodehavender, hvor der ikke foreligger en objektiv indikation på værdiforringelse på individuelt niveau, vurderes på porteføljeniveau for objektiv indikation for værdiforringelse. Porteføljerne baseres primært på debitorernes hjemsted og kreditvurdering i overensstemmelse med virksomhedens risikostyringspolitik. De objektive indikatorer, som anvendes for porteføljer, er fastsat baseret på historiske tabserfaringer.

Nedskrivninger opgøres som forskellen mellem den regnskabsmæssige værdi af tilgodehavender og nutidsværdien af de forventede pengestrømme, herunder realisationsværdi af eventuelle modtagne sikkerhedsstillelser. Som diskonteringsrate anvendes den effektive rente for det enkelte tilgodehavende eller portefølje.

Periodeafgrænsningsposter

Periodeafgrænsningsposter, indregnet under aktiver, omfatter forudbetalte omkostninger vedrørende efterfølgende regnskabsår.

Hensatte forpligtelser

Hensatte forpligtelser omfatter forventede omkostninger til tab på igangværende arbejder, omstruktureringer m.v. Hensatte forpligtelser indregnes, når virksomheden, som følge af en tidligere begivenhed på balancedagen har en retlig eller faktisk forpligtelse, og det er sandsynligt, at indfrielse af forpligtelsen vil medføre en afgang af økonomiske ressourcer.

Hensatte forpligtelser måles til nettorealisationseværdi eller til dagsværdi, hvor opfyldelse af forpligtelsen tidsmæssigt forventes at ligge langt ude i fremtiden.

Selskabsskat

Aktuelle skatteforpligtelser og tilgodehavende aktuel skat indregnes i balancen som beregnet skat af årets skattepligtige indkomst, reguleret for skat af tidligere års skattepligtige indkomster samt betalte acontoskatter.

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.

Provisions

Provisions comprise anticipated expenses relating to onerous contracts, restructurings, etc. Provisions are recognised when the Company has a legal or constructive obligation at the balance sheet date as a result of a past event 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.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Udskudt skat måles efter den balanceorienterede gældsmetode af alle midlertidige forskelle mellem regnskabsmæssig og skattemæssig værdi af aktiver og forpligtelser. Der indregnes dog ikke udskudt skat af midlertidige forskelle vedrørende skattemæssigt ikke-afskrivningsberettiget goodwill og kontorejendomme samt andre poster, hvor midlertidige forskelle bortset fra virksomhedsovertagelser er opstået på anskaffelsestidspunktet uden at have indvirkning på resultat eller skattepligtig indkomst. I de tilfælde, hvor opgørelse af skatteværdien kan foretages efter forskellige beskatningsregler, måles udskudt skat på grundlag af den af ledelsen planlagte anvendelse af aktivet, henholdsvis afvikling af forpligtelsen.

Udskudt skat måles på grundlag af de skatte-regler og skattesatser, der med balancedagens lovgivning vil være gældende, når den udskudte skat forventes udløst som aktuel skat. Udskudte skatteaktiver indregnes med den værdi, som de forventes at blive udnyttet med, enten ved udligning i skat af fremtidig indtjening eller ved modregning i udskudte skatteforpligtelser inden for samme jurisdiktion. Ændring i udskudt skat som følge af ændringer i skattesatser indregnes i resultatopgørelsen.

Gældsforpligtelser

Finansielle gældsforpligtelser indregnes ved lånoptagelse til det modtagne provenu efter fradrag af afholdte transaktionsomkostninger. I efterfølgende perioder måles de finansielle forpligtelser til amortiseret kostpris, svarende til den kapitaliserede værdi ved anvendelse af den effektive rente, så forskellen mellem provenuet og den nominelle værdi indregnes i resultatopgørelsen over låneperioden. I finansielle forpligtelser indregnes tillige den kapitaliserede restleasingforpligtelse på finansielle leasingkontrakter.

Øvrige gældsforpligtelser måles til nettorealisationsværdien.

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.

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.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

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1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Pengestrømsopgørelsen

Pengestrømsopgørelsen viser virksomhedens pengestrømme for året fordelt på drifts-, investerings- og finansieringsaktivitet, årets forskydning i likvider samt virksomhedens likvider ved årets begyndelse og slutning.

Pengestrømme fra driftsaktivitet opgøres som årets resultat reguleret for ikke-kontante driftsposter, ændring i driftskapital og betalt selskabsskat.

Pengestrømme fra investeringsaktivitet omfatter betaling i forbindelse med køb og salg af virksomheder og aktiviteter samt køb og salg af immaterielle, materielle og finansielle aktiver.

Pengestrømme fra finansieringsaktivitet omfatter ændringer i størrelse eller sammensætning af virksomhedens selskabskapital og omkostninger forbundet hermed samt optagelse af lån, afdrag på rentebærende gæld og betaling af udbytte til selskabsdeltagere.

Likvider omfatter likvide beholdninger og kortfristet bankgæld samt kortfristede værdipapirer, som uden hindring kan omsættes til likvide beholdninger, og hvorpå der kun er ubetydelige risici for værdiændringer.

Cash flow statement

The cash flow statement shows the Company's net cash flows broken down according to operating, investing and financing activities, the year's changes in cash and cash equivalents as well as the cash and cash equivalents at the beginning and the end of the year.

Cash flows from operating activities are calculated as the profit/loss for the year adjusted for non cash operating items, changes in working capital and paid corporate income tax.

Cash flows from investing activities comprise payments in connection with acquisitions and disposals of entities and activities and of intangible assets, property, plant and equipment and investments.

Cash flows from financing activities comprise changes in the size or composition of the Company's share capital and related expenses as well as raising of loans, repayment of interest bearing debt and payment of dividends to shareholders.

Cash and cash equivalents comprise cash, short term bank loans and short term securities which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

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1 Anvendt regnskabspraksis (fortsat)

Accounting policies (continued)

Nøgletal

De i hoved- og nøgletaloversigten anførte nøgletal er beregnet således:

Financial ratios

The financial ratios stated under "Financial highlights" have been calculated as follows:

Overskudsgrad Operating margin	$\frac{\text{Driftsresultat (EBIT) x 100}}{\text{Nettoomsætning}}$	$\frac{\text{Operating profit (EBIT) x 100}}{\text{Revenue}}$
Bruttomargin Gross margin ratio	$\frac{\text{Bruttoresultat x 100}}{\text{Nettoomsætning}}$	$\frac{\text{Gross margin x 100}}{\text{Revenue}}$
Afkastningsgrad Return on assets	$\frac{\text{Resultat af primær drift x 100}}{\text{Gennemsnitlige aktiver}}$	$\frac{\text{Profit/loss from operating activities x 100}}{\text{Average assets}}$
Soliditetsgrad Equity ratio	$\frac{\text{Egenkapital ekskl. minoritetsint., ultimo x 100}}{\text{Passiver i alt, ultimo}}$	$\frac{\text{Equity excl. non-controlling interests, year-end x 100}}{\text{Total equity and liabilities, year-end}}$
Egenkapitalforrentning Return on equity	$\frac{\text{Årets resultat efter skat ekskl. minoritetsint. x 100}}{\text{Gennemsnitlig egenkapital ekskl. minoritetsint.}}$	$\frac{\text{Profit/loss for the year excl. non-controlling interests x 100}}{\text{Average equity excl. non-controlling interests}}$

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	Koncern Group		Modervirksomhed Parent company	
	2018	2017	2018	2017
DKK'000				
2 Personaleomkostninger				
Staff costs				
Lønninger	29.268	26.933	7.327	5.697
Wages/salaries				
Pensioner	1.183	1.473	72	190
Pensions				
Andre omkostninger til social sikring	2.792	3.000	13	25
Other social security costs				
Andre personaleomkostninger	481	1.777	559	592
Other staff costs				
	<u>33.724</u>	<u>33.183</u>	<u>7.971</u>	<u>6.504</u>
Gennemsnitligt antal fuldtidsbeskæftigede	44	46	3	4
Average number of full-time employees				
Vederlag til virksomhedens ledelse udgør:				
Remuneration to members of management:				
Direktion	2.578	1.858	2.559	1.841
Executive board				
Bestyrelse	958	1.656	958	1.606
Board of Directors				
	<u>3.536</u>	<u>3.514</u>	<u>3.517</u>	<u>3.447</u>
3 Af- og nedskrivninger på immaterielle og materielle anlægsaktiver				
Amortisation/depreciation and impairment of intangible assets and property, plant and equipment				
Afskrivninger på immaterielle anlægsaktiver	3.311	4.984	147	147
Amortisation of intangible assets				
Nedskrivninger på immaterielle anlægsaktiver	3.127	0	0	0
Impairment of intangible assets				
Afskrivninger på materielle anlægsaktiver	208	278	19	26
Depreciation of property, plant and equipment				
	<u>6.646</u>	<u>5.262</u>	<u>166</u>	<u>173</u>

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	Koncern Group		Modervirksomhed Parent company	
	2018	2017	2018	2017
DKK'000				
4 Finansielle indtægter Financial income				
Renteindtægter fra tilknyttede virksomheder Interest receivable, group entities	0	0	401	629
Andre finansielle indtægter Other financial income	17.147	21.626	15.713	19.254
	<u>17.147</u>	<u>21.626</u>	<u>16.114</u>	<u>19.883</u>
5 Finansielle omkostninger Financial expenses				
Nedskrivning af finansielle aktiver Impairment of financial assets	112	1.761	258	354
Renteomkostninger til tilknyttede virksomheder Interest expenses, group entities	0	0	1.541	1.665
Andre finansielle omkostninger Other financial expenses	354	1.458	328	586
	<u>466</u>	<u>3.219</u>	<u>2.127</u>	<u>2.605</u>
6 Skat af årets resultat Tax for the year				
Beregnet skat af årets skattepligtige indkomst Estimated tax charge for the year	11.096	684	0	0
Årets regulering af udskudt skat Deferred tax adjustments in the year	5.713	91	4.000	1.900
Regulering af skat vedrørende tidligere år Tax adjustments, prior years	15	-231	0	0
	<u>16.824</u>	<u>544</u>	<u>4.000</u>	<u>1.900</u>

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7 Immaterielle anlægsaktiver Intangible assets

DKK'000	Koncern Group			I alt Total
	Software Software	Rettigheder Rights	Goodwill Goodwill	
Kostpris 1. januar 2018 Cost at 1 January 2018	1.071	5.023	32.912	39.006
Valutakursreguleringer Foreign exchange adjustments	1	3	5	9
Tilgange Additions	20	0	0	20
Kostpris 31. december 2018 Cost at 31 December 2018	1.092	5.026	32.917	39.035
Af- og nedskrivninger 1. januar 2018 Impairment losses and amortisation at 1 January 2018	924	4.140	26.718	31.782
Valutakursreguleringer Foreign exchange adjustments	1	3	2	6
Nedskrivninger Impairment losses for the year	0	0	3.127	3.127
Afskrivninger Amortisation for the year	95	148	3.070	3.313
Af- og nedskrivninger 31. december 2018 Impairment losses and amortisation at 31 December 2018	1.020	4.291	32.917	38.228
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	72	735	0	807

DKK'000	Modervirksomhed Parent company			I alt Total
	Software Software	Rettigheder Rights	Goodwill Goodwill	
Kostpris 1. januar 2018 Cost at 1 January 2018	866	2.942		3.808
Kostpris 31. december 2018 Cost at 31 December 2018	866	2.942		3.808
Af- og nedskrivninger 1. januar 2018 Impairment losses and amortisation at 1 January 2018		866	2.059	2.925
Afskrivninger Amortisation for the year	0	148		148
Af- og nedskrivninger 31. december 2018 Impairment losses and amortisation at 31 December 2018	866	2.207		3.073
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	0	735		735

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8 Materielle anlægsaktiver Property, plant and equipment

	Koncern Group
	<u>Andre anlæg, driftsmateriel og inventar Fixtures and fittings, other plant and equipment</u>
DKK'000	
Kostpris 1. januar 2018 Cost at 1 January 2018	2.353
Valutakursreguleringer Foreign exchange adjustments	2
Tilgange Additions	98
Afgange Disposals	<u>-55</u>
Kostpris 31. december 2018 Cost at 31 December 2018	<u>2.398</u>
Af- og nedskrivninger 1. januar 2018 Impairment losses and depreciation at 1 January 2018	1.921
Valutakursreguleringer Foreign exchange adjustments	1
Afskrivninger Depreciation	208
Tilbageførsel af nedskrivninger fra en tidligere periode Reversal of prior year impairment losses	<u>-40</u>
Af- og nedskrivninger 31. december 2018 Impairment losses and depreciation at 31 December 2018	<u>2.090</u>
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	<u>308</u>

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	Moder- virksomhed Parent company
	<u>Andre anlæg, driftsmateriel og inventar Fixtures and fittings, other plant and equipment</u>
DKK'000	
Kostpris 1. januar 2018 Cost at 1 January 2018	775
Tilgange Additions	16
Afgange Disposals	<u>-14</u>
Kostpris 31. december 2018 Cost at 31 December 2018	<u>777</u>
Opskrivninger 1. januar 2018 Revaluations at 1 January 2018	<u>0</u>
Opskrivninger 31. december 2018 Revaluations at 31 December 2018	<u>0</u>
Af- og nedskrivninger 1. januar 2018 Impairment losses and depreciation at 1 January 2018	748
Afskrivninger Depreciation	20
Tilbageførsel af nedskrivninger fra en tidligere periode Reversal of prior year impairment losses	<u>-11</u>
Af- og nedskrivninger 31. december 2018 Impairment losses and depreciation at 31 December 2018	<u>757</u>
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	<u>20</u>
Afskrives over/Depreciated over	<u>3-5 år/years</u>

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9 Finansielle anlægsaktiver Investments

DKK'000	Koncern Group		
	Andre værdipapirer og kapitalandele Other securities and investments	Andre tilgodehavender Other receivables	I alt Total
Kostpris 1. januar 2018 Cost at 1 January 2018	15.894	1.428	17.322
Valutakursreguleringer Foreign exchange adjustments	58	-6	52
Tilgange Additions	426	576	1.002
Afgange Disposals	-3.241	-972	-4.213
Kostpris 31. december 2018 Cost at 31 December 2018	13.137	1.026	14.163
Værdireguleringer 1. januar 2018 Value adjustments at 1 January 2018	20.187	0	20.187
Valutakursreguleringer Foreign exchange adjustments	-67	0	-67
Årets opskrivninger Revaluations for the year	15.359	0	15.359
Nedskrivning Impairment losses	-112	0	-112
Tilbageførsel af nedskrivninger på afhændede aktiver Reversal of impairment losses on assets disposed	-2.929	0	-2.929
Værdireguleringer 31. december 2018 Value adjustments at 31 December 2018	32.438	0	32.438
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	45.575	1.026	46.601

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 9 Finansielle anlægsaktiver (fortsat)
 Investments (continued)

DKK'000	Modervirksomhed Parent company				I alt Total
	Kapitalandele i dattervirksomh eder Investments in group enterprises	Tilgodeha- vender hos dattervirksomh eder Receivables from group enterprises	Andre værdipapirer og kapitalandele Other securities and investments	Andre tilgodehavender Other receivables	
Kostpris 1. januar 2018 Cost at 1 January 2018	51.325	5.312	9.855	1.238	67.730
Valutakursreguleringer Foreign exchange adjustments	0	0	14	-7	7
Tilgange Additions	487	2.378	225	576	3.666
Write-off Write-off	-264	0	0	0	-264
Afgange Disposals	0	0	-4.897	-972	-5.869
Kostpris 31. december 2018 Cost at 31 December 2018	51.548	7.690	5.197	835	65.270
Værdireguleringer 1. januar 2018 Value adjustments at 1 January 2018	-2.571	0	18.951	0	16.380
Valutakursreguleringer Foreign exchange adjustments	164	0	-68	0	96
Modtaget udbytte Dividend received	-4.042	0	0	0	-4.042
Årets resultat Profit/loss for the year	44.991	0	0	0	44.991
Amortisering af goodwill Amortisation of goodwill	-3.070	0	0	0	-3.070
Udbytte til minoriteter Dividend to minority	-8.883	0	0	0	-8.883
Årets opskrivninger Revaluations for the year	0	0	15.100	0	15.100
Nedskrivning Impairment losses	5.074	0	0	0	5.074
Tilbageførsel af nedskrivninger på afhændede aktiver Reversal of impairment losses on assets disposed	0	0	-1.305	0	-1.305
Værdireguleringer 31. december 2018 Value adjustments at 31 December 2018	31.663	0	32.678	0	64.341
Regnskabsmæssig værdi 31. december 2018 Carrying amount at 31 December 2018	83.211	7.690	37.875	835	129.611

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9 Finansielle anlægsaktiver (fortsat)

Investments (continued)

Modervirksomhed

Parent company

Navn Name	Retsform Legal form	Hjemsted Domicile	Ejerandel Interest	Egenkapital Equity DKK'000	Resultat Profit/loss DKK'000
Dattervirksomheder Subsidiaries					
Northern Horizon Capital	AB	Stockholm, Sverige	100,00 %	192	154
Northern Horizon Capital	UAB	Vilnius, Litauen	100,00 %	627	303
NH-CAP	A/S	København, Danmark	100,00 %	101	-43
Northern Horizon Capital Health Care Denmark	K/S	København, Danmark	100,00 %	-2.610	-507
Northern Horizon Capital	AS	Tallinn, Estland	100,00 %	33.051	4.160
Northern Horizon Capital	GmbH	Berlin, Tyskland	100,00 %	-13.610	-6.031
BGO Property Management	GmbH	Berlin, Tyskland	100,00 %	425	1.548
Northern Horizon Capital	OY	Helsinki, Finland	100,00 %	39.596	32.980
Northern Horizon Capital AIFM	OY	Helsinki, Finland	100,00 %	6.052	2.591
Northern Horizon Nordic Aged Care	S.á.r.l.	Luxembourg	100,00 %	1.568	935
Nordic Aged Care Investment	S.á.r.l.	Luxembourg	60,00 %	2.026	93
NHC JIC	OU	Tallinn, Estland	70,00 %	-162	-74

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Værdiansættelsesmodeller og -teknikker ved dagsværdimåling

Selskaberne i Northern Horizon-koncernen investerer i ejendomsfonde administreret af gruppen. Investeringerne måles til dagsværdi koncernregnskabet.

Investeringer i børsnoterede ejendomsfonde måles til dagsværdi, hvilket svarer til markedsprisen på et aktivt marked. Markedsprisen anvendt til fastsættelse af dagsværdien af de finansielle aktiver er opgjort på baggrund af lukkekursen.

Investeringer i ikke-børsnoterede ejendomsfonde og porteføljer har ikke en aktiv markedspris. Markedsprisen for sådanne investeringer er derfor underlagt visse grader af skøn. Som resultat heraf vil den endelige realisation af fonden kunne afvige væsentligt fra den angivne dagsværdi. Investeringer i sådanne aktiver måles til indre værdi på baggrund af modtagne rapporter og reviderede regnskaber for fondene.

Northern Horizon sikrer minimum en gang årligt, at alle aktiver i fondene udsættes for ekstern værdiansættelse.

I enkelte tilfælde, hvor fondene er i exit-fasen, vil investeringen heri være værdiansat ved anvendelse af en DCF-model med hensyntagen til de forventede udlodninger forbundet med fondenes udvikling. Såfremt ledelsen i Northern Horizon mener, at indre værdi af fondene ikke angiver det retsvisende billede af realisationsværdien af de underliggende aktiver, vil dagsværdien blive justeret ved brug af købspriser og forventede salgpriser af aktiverne, i stedet for de modtagne værdiansættelserne.

Valuation models and techniques of fair value measurement

Northern Horizon Group companies in real estate fund managed by the Group. Investments are measured at fair value in the Group financial statements.

Investments in listed real estate funds are measured at fair value which corresponds to the market prices available in the active market. The market price used for determination of the fair value of the financial assets based on the current closing rate.

Investments in unlisted real estate funds and portfolios have no active market price. The market price for such investments are therefore subject to a certain extent of estimate. As a result, the ultimate realization of the fund may differ significantly from the fair value presented. Investments in such funds are measured at net asset value based on reports and audited annual financial statements of the funds. At least once per year, Northern Horizon ensures that an external valuation of all the assets in the funds is carried out.

In certain cases, where the funds are at exit state, the investments are measured using discounted cash flow method taking into account gains expected to be distributed as per dissolution of the funds. If the Management of Northern Horizon Group believes that the net asset value of the funds may not correspond to the net realizable value of the underlying assets, the fair values of the investments might be adjusted by using acquisition prices and expected selling prices of the assets instead of the valuations obtained.

Fund/portfolio	Class of property	Valuation technique	Key unobservable inputs	Range
Baltic Horizon Fund	Retail	DCF	- Discount rate	7.8% - 9.0%
			- Rental growth p.a.	0.0% - 3.0%
			- Long term vacancy rate	1.9% - 5.0%
			- Exit yield	6.0% - 7.5%
	Office	DCF	- Discount rate	7.8% - 8.2%
			- Rental growth p.a.	0.0% - 3.0%
			- Long term vacancy rate	1.0% - 5.0%
			- Exit yield	6.5% - 7.5%
Laurus	Retail	DCF	- Discount rate	9.0%
			- Rental growth p.a.	1.9%
			- Long term vacancy rate	2.0% - 5.0%
			- Exit yield	8.0%
	Office	DCF	- Discount rate	7.1% - 9.8%
			- Rental growth p.a.	1.9% - 2.5%
			- Long term vacancy rate	0.0% - 15.0%
			- Exit yield	5.75% - 9.0%
Nordic Aged Care Fund	Healthcare (Finland)	DCF	- Discount rate	7.0% - 8.12%
			- Rental growth p.a.	2.0%
			- Long term vacancy rate	5.0%
			- Exit yield	5.75% - 7.25%
	Healthcare (Sweden)	DCF	- Portfolio bonus	5.0%
			- Discount rate	5.0% - 6.6%
			- Rental growth p.a.	2.0%
			- Long term vacancy rate	3.0%
Hansa	Office	Income cap	- Exit yield	4.4% - 4.5%
			- Capitalisation rate	4.5% - 5.5%
			- Loss of rent	4.0%

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DKK'000	Modervirksomhed Parent company	
	2018	2017
10 Aktiekapital Share capital		
Aktiekapitalen er fordelt således: Analysis of the share capital:		
A anparter, 6.363.600 stk. a nom. 1,00 kr. 6,363,600 A shares of DKK 1,00 nominal value each	6.364	6.364
B anparter, 636.400 stk. a nom. 1,00 kr. 636,400 B shares of DKK 1,00 nominal value each	636	636
	<u>7.000</u>	<u>7.000</u>

Modervirksomhedens aktiekapital har uændret været 7.000 t.kr. det seneste år.

The parent's share capital has remained DKK 7,000 thousand in the past year.

DKK'000	Koncern Group		Modervirksomhed Parent company	
	2018	2017	2018	2017
11 Udskudt skat Deferred tax				
Udskudt skat 1. januar Deferred tax at 1 January	-5.966	-6.057	-4.000	-5.900
Årets udskudte skat Deferred tax for the year	5.710	91	4.000	1.900
Udskudt skat 31. december Deferred tax at 31 December	<u>-256</u>	<u>-5.966</u>	<u>0</u>	<u>-4.000</u>

Vurderingen af aktivet, og genindvindingen af fremførte tab er baseret på budgettet for de kommende 3 år.

The assessment of the asset, and the recoverability of the losses carried forward is based on budgets for the next 3 years

Det er ledelsen vurdering at det fremførte underskud ikke forventes at blive udnyttet over de kommende tre år. Det fremførte underskud udgør 32,5 m.DKK efter modregning af positive forskelværdier vedrørende investeringer i fonde m.v. hvilke svarer til 7,2 mio. DKK i udskudt skat, som ikke indregnes som et udskudt skatteaktiv.

It is managements assessment that the tax loss carried forward is not expected to be utilized within the next 3 years. The tax loss carried forward amounts to 32.5 mDKK after offsetting positive differences in investments into funds etc., amounting to 7.2 mDKK in deferred tax, which is not recognized as a deferred tax asset.

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12 Kontraktlige forpligtelser og eventualposter m.v. Contractual obligations and contingencies, etc.

Andre økonomiske forpligtelser Other financial obligations

Leje- og leasingforpligtelser over for moderselskabet og dennes øvrige dattervirksomheder:
Rent and lease liabilities vis-à-vis the parent company and its other subsidiaries:

DKK'000	Koncern Group		Modervirksomhed Parent company	
	2018	2017	2018	2017
Leje- og leasingforpligtelser Rent and lease liabilities	983	1.702	130	130

13 Nærtstående parter Related parties

Koncern Group

Northern Horizon Capital A/S' nærtstående parter omfatter følgende:
Northern Horizon Capital A/S' related parties comprise the following:

Bestemmende indflydelse Parties exercising control

Nærtstående part Related party	Bopæl/Hjemsted Domicile	Grundlag for bestemmende indflydelse Basis for control
Lars Christian Ohnemus	Sigridsvej 11, 2900 Hellerup	Kapitalbesiddelse og stemmerettigheder Participating interest and voting rights

Transaktioner med nærtstående parter Related party transactions

Virksomheden oplyser kun om transaktioner med nærtstående parter, der ikke er gennemført på normale markedsvilkår, jf. lovens § 98 c, stk. 7.

Alle transaktioner er gennemført på normale markedsvilkår.

The Company solely discloses related party transactions that have not been carried out on an arm's length basis, cf. section 98c(7) of the Danish Financial Statements Act.

All transactions have been carried out on an arm's length basis.

Oplysninger om ledelsesvederlag Information on the remuneration to management

Oplysninger om vederlag til ledelsen fremgår af note 2, Personaleomkostninger.

Information on the remuneration to Management appears from note 2, "Staff costs".

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		Modervirksomhed Parent company	
DKK'000		2018	2017
14	Resultatdisponering		
	Appropriation of profit		
	Forslag til resultatdisponering		
	Recommended appropriation of profit		
	Ekstraordinært udbytte indregnet under egenkapitalen	14.895	0
	Extraordinary dividend distributed in the year		
	Reserve for nettoopskrivning efter indre værdis metode	31.663	-20.889
	Net revaluation reserve according to the equity method		
	Overført resultat	-14.424	36.674
	Retained earnings/accumulated loss		
		<u>32.134</u>	<u>15.785</u>
		Koncern Group	
DKK'000		2018	2017
15	Reguleringer		
	Adjustments		
	Minoritetsinteresser	-8.864	-1.542
	Non-controlling interest		
	Af- og nedskrivninger	3.520	5.263
	Amortisation/depreciation and impairment losses		
	Finansielle indtægter	-15.247	-18.963
	Financial income		
	Finansielle omkostninger	170	142
	Financial expenses		
	Skat af årets resultat	10.871	795
	Tax for the year		
	Øvrige reguleringer	7.783	1.310
	Other adjustments		
		<u>-1.767</u>	<u>-12.995</u>
16	Ændring i driftskapital		
	Changes in working capital		
	Ændring i tilgodehavender	1.976	-5.631
	Change in receivables		
	Ændring i leverandørgæld m.v.	4.543	-4.200
	Change in trade and other payables		
		<u>6.519</u>	<u>-9.831</u>