

Seaview Holding ApS
Hasseris Bymidte 21
9000 Aalborg
Central Business Registration
No 29216452

Annual report 2018

The Annual General Meeting adopted the annual report on 21.06.2019

Chairman of the General Meeting

Name: Kjeld Palsten Sørensen

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Entity details

Entity

Seaview Holding ApS
Hasseris Bymidte 21
9000 Aalborg

Central Business Registration No (CVR): 29216452
Registered in: Aalborg
Financial year: 01.01.2018 - 31.12.2018

Executive Board

Kjeld Palsten Sørensen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Egtved Allé 4
6000 Kolding

Statement by Management on the annual report

The Executive Board have today considered and approved the annual report of Seaview Holding ApS for the financial year 01.01.2018 - 31.12.2018.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018.

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

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

Aalborg, 21.06.2019

Executive Board

Kjeld Palsten Sørensen

Independent auditor's extended review report

To the shareholders of Seaview Holding ApS

Conclusion

We have performed an extended review of the consolidated financial statements and parent financial statements of Seaview Holding ApS for the financial year 01.01.2018 - 31.12.2018, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies of the Group as well as the Parent. The consolidated financial statements and parent financial statements are prepared in accordance with the Danish Financial Statements Act.

Based on our extended review, in our opinion, the consolidated financial statements and parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2018 and of the results of their operations for the financial year 01.01.2018 - 31.12.2018 in accordance with the Danish Financial Statements Act.

Basis for conclusion

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

Management's responsibilities for the consolidated financial statements and parent financial statements

Management is responsible for the preparation of consolidated financial statements and parent 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 consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the extended review of the the consolidated financial statements and parent financial statements

Our responsibility is to express a conclusion on the consolidated financial statements and parent financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the consolidated financial statements and parent financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our

Independent auditor's extended review report

conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the consolidated financial statements and parent financial statements.

Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on the consolidated financial statements and parent financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our extended review of the consolidated financial statements and parent financial statements our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the consolidated financial statements and parent financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act

Based on the work we have performed, we conclude that the management commentary is in accordance with the consolidated financial statements and parent financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Kolding, 21.06.2019

Deloitte

Statsautoriseret Revisionspartnerselskab
Central Business Registration No (CVR) 33963556

Lars Ørum Nielsen
State Authorised Public Accountant
Identification No (MNE) mne26771

Management commentary

	2018 DKK'000	2017 DKK'000	2016 DKK'000	2015 DKK'000	2014 DKK'000
Financial highlights					
Key figures					
Revenue	7.602	7.567	6.351	12.212	39.082
Gross profit/loss	4.520	5.749	4.094	5.392	2.669
Operating profit/loss	4.243	5.412	3.925	5.227	2.384
Net financials	(745)	(897)	(1.091)	(1.318)	(1.261)
Profit/loss for the year	3.157	4.188	2.274	3.693	205
Profit/loss excl minority interests	3.040	4.005	2.228	3.548	384
Total assets	95.978	97.411	97.343	98.790	99.907
Investments in property, plant and equipment	979	170	2.668	9.398	71.804
Equity	63.910	60.706	55.931	55.463	51.770
Equity excl minority interests	63.767	60.684	56.129	55.603	52.055
Ratios					
Gross margin (%)	59,5	76,0	64,5	44,1	6,8
Net margin (%)	41,5	55,3	35,8	30,2	0,5
Return on equity (%)	4,9	6,9	4,0	6,6	0,7
Equity ratio (%)	66,4	62,3	57,7	56,3	52,1

Financial highlights are defined and calculated in accordance with "Recommendations & Ratios 2017" issued by the Danish Society of Financial Analysts.

Ratios	Calculation formula	Calculation formula reflects
Gross margin (%)	$\frac{\text{Gross profit/loss} \times 100}{\text{Revenue}}$	The entity's operating gearing.
Net margin (%)	$\frac{\text{Profit/loss for the year} \times 100}{\text{Revenue}}$	The entity's operating profitability.
Return on equity (%)	$\frac{\text{Profit/loss excl minority interests} \times 100}{\text{Average equity excl minority interests}}$	The entity's return on capital invested in the entity by the owners.
Equity ratio (%)	$\frac{\text{Equity excl minority interests} \times 100}{\text{Total assets}}$	The financial strength of the entity.

Management commentary

Primary activities

The company's main activity is to own and manage shares in other companies that mainly deal with real estate.

Development in activities and finances

The Group's profit amounted to DKK 3.157k and considered satisfactory. It is also expected to have positive results next year.

Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Consolidated income statement for 2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Revenue		7.601.639	7.567.167
Other operating income		640.988	2.296.864
Other external expenses		(3.722.302)	(4.115.138)
Gross profit/loss		4.520.325	5.748.893
Depreciation, amortisation and impairment losses		(277.810)	(321.838)
Other operating expenses		0	(14.670)
Operating profit/loss		4.242.515	5.412.385
Other financial income		213.529	162.783
Other financial expenses	1	(958.102)	(1.059.977)
Profit/loss before tax		3.497.942	4.515.191
Tax on profit/loss for the year	2	(341.066)	(327.569)
Profit/loss for the year		3.156.876	4.187.622
Proposed distribution of profit/loss			
Transferred to reserve for net revaluation according to the equity method		480.157	0
Retained earnings		2.559.442	4.004.945
Minority interests' share of profit/loss		117.277	182.677
		3.156.876	4.187.622

Consolidated balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Land and buildings		83.080.066	82.172.435
Property, plant and equipment	3	83.080.066	82.172.435
Other receivables		236.809	1.377.871
Fixed asset investments	4	236.809	1.377.871
Fixed assets		83.316.875	83.550.306
Manufactured goods and goods for resale		1.500.000	1.500.000
Inventories		1.500.000	1.500.000
Trade receivables		1.202.134	623.280
Receivables from group enterprises		0	167.716
Other receivables		1.997.402	1.690.344
Prepayments		13.068	28.663
Receivables		3.212.604	2.510.003
Cash		7.949.007	9.850.202
Current assets		12.661.611	13.860.205
Assets		95.978.486	97.410.511

Consolidated balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Contributed capital		5.000.000	5.000.000
Reserves for loans and collateral		464.496	167.716
Retained earnings		58.302.436	55.515.868
Equity attributable to the Parent's owners		63.766.932	60.683.584
Share of equity attributable to minority interests		142.899	22.830
Equity		63.909.831	60.706.414
Debt to other credit institutions		27.330.542	30.389.345
Deferred income		597.651	1.185.037
Non-current liabilities other than provisions	5	27.928.193	31.574.382
Current portion of long-term liabilities other than provisions	5	3.699.484	3.666.037
Trade payables		240.376	620.377
Income tax payable		41.077	226.491
Other payables		159.525	616.810
Current liabilities other than provisions		4.140.462	5.129.715
Liabilities other than provisions		32.068.655	36.704.097
Equity and liabilities		95.978.486	97.410.511
Contingent liabilities	6		
Assets charged and collateral	7		
Subsidiaries	8		

Consolidated statement of changes in equity for 2018

	Contributed capital DKK	Reserves for lendings and securities DKK	Retained earnings DKK
Equity beginning of year	5.000.000	167.716	55.515.868
Exchange rate adjustments	0	0	7.766
Value adjustments	0	0	35.982
Other entries on equity	0	0	0
Transfer to reserves	0	296.780	(296.780)
Profit/loss for the year	0	0	3.039.600
Equity end of year	5.000.000	464.496	58.302.436
		Share of equity attributable to minority interests DKK	Total DKK
Equity beginning of year		22.830	60.706.414
Exchange rate adjustments		495	8.261
Value adjustments		0	35.982
Other entries on equity		2.297	2.297
Transfer to reserves		0	0
Profit/loss for the year		117.277	3.156.877
Equity end of year		142.899	63.909.831

Notes to consolidated financial statements

	Due within 12 months 2018 DKK	Due within 12 months 2017 DKK	Due after more than 12 months 2018 DKK	Outstanding after 5 years DKK
5. Liabilities other than provisions				
Debt to other credit institutions	3.108.532	3.076.858	27.330.542	11.117.752
Deferred income	590.952	589.179	597.651	0
	3.699.484	3.666.037	27.928.193	11.117.752

6. Contingent liabilities

In the financial year 2016, the Group has received public grants, which are associated with usual repayment requirements until 2020, if the prerequisites for the grant are not maintained.

7. Assets charged and collateral

Bank loans is secured by way of mortgage on properties.

Cash amounts on DKK 2.886 stands on a deposit account.

The carrying amount of mortgaged properties is DKK 83.080k.

	<u>Registered in</u>	<u>Corpo- rate form</u>	<u>Equity inte- rest %</u>
8. Subsidiaries			
Alte Post Flensburg GmbH	Flensburg	GmbH	94,0
Seaview 8210 ApS	Aalborg	ApS	100,0

Parent income statement for 2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Other external expenses		(595.864)	(479.763)
Gross profit/loss		(595.864)	(479.763)
Other operating expenses		0	(14.670)
Operating profit/loss		(595.864)	(494.433)
Income from investments in group enterprises		1.837.336	2.861.943
Other financial income	2	2.165.330	1.984.642
Other financial expenses	3	(26.136)	(19.638)
Profit/loss before tax		3.380.666	4.332.514
Tax on profit/loss for the year	4	(341.066)	(327.569)
Profit/loss for the year		3.039.600	4.004.945
Proposed distribution of profit/loss			
Transferred to reserve for net revaluation according to the equity method		480.157	0
Retained earnings		2.559.443	4.004.945
		3.039.600	4.004.945

Parent balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Investments in group enterprises		15.509.923	13.578.839
Fixed asset investments	5	15.509.923	13.578.839
Fixed assets		15.509.923	13.578.839
Manufactured goods and goods for resale		1.500.000	1.500.000
Inventories		1.500.000	1.500.000
Receivables from group enterprises		42.638.389	40.653.892
Other receivables		464.496	0
Receivables		43.102.885	40.653.892
Cash		3.815.542	5.378.817
Current assets		48.418.427	47.532.709
Assets		63.928.350	61.111.548

Parent balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK</u>
Contributed capital		5.000.000	5.000.000
Reserve for net revaluation according to the equity method		480.157	0
Reserves for loans and collateral		464.496	167.716
Retained earnings		57.822.279	55.515.868
Equity		63.766.932	60.683.584
Trade payables		120.341	201.473
Income tax payable		41.077	226.491
Current liabilities other than provisions		161.418	427.964
Liabilities other than provisions		161.418	427.964
Equity and liabilities		63.928.350	61.111.548
Staff costs	1		
Assets charged and collateral	6		

Parent statement of changes in equity for 2018

	Contributed capital DKK	Reserve for net revaluation according to the equity method DKK	Reserves for lendings and securities DKK
	<u>DKK</u>	<u>DKK</u>	<u>DKK</u>
Equity beginning of year	5.000.000	0	167.716
Exchange rate adjustments	0	0	0
Value adjustments	0	0	0
Transfer to reserves	0	0	296.780
Profit/loss for the year	0	480.157	0
Equity end of year	<u>5.000.000</u>	<u>480.157</u>	<u>464.496</u>
		Retained earnings DKK	Total DKK
		<u>DKK</u>	<u>DKK</u>
Equity beginning of year		55.515.868	60.683.584
Exchange rate adjustments		7.766	7.766
Value adjustments		35.982	35.982
Transfer to reserves		(296.780)	0
Profit/loss for the year		2.559.443	3.039.600
Equity end of year		<u>57.822.279</u>	<u>63.766.932</u>

Notes to parent financial statements

	2018	2017
1. Staff costs		
Average number of employees	0	0
	2018 DKK	2017 DKK
2. Other financial income		
Financial income arising from group enterprises	2.024.309	1.930.654
Other interest income	12.365	0
Exchange rate adjustments	128.656	53.988
	2.165.330	1.984.642
	2018 DKK	2017 DKK
3. Other financial expenses		
Other interest expenses	25.929	19.604
Exchange rate adjustments	207	34
	26.136	19.638
	2018 DKK	2017 DKK
4. Tax on profit/loss for the year		
Current tax	341.077	326.491
Adjustment concerning previous years	(11)	1.078
	341.066	327.569

Notes to parent financial statements

	Invest- ments in group enterprises DKK
5. Fixed asset investments	
Cost beginning of year	14.979.766
Additions	50.000
Cost end of year	15.029.766
Revaluations beginning of year	(1.400.927)
Exchange rate adjustments	7.766
Adjustments on equity	35.982
Share of profit/loss for the year	1.837.336
Revaluations end of year	480.157
Carrying amount end of year	15.509.923

A specification of investments in subsidiaries is evident from the notes to the consolidated financial statements.

6. Assets charged and collateral

Cash amounts on DKK 2.886 stands on a deposit account.

Accounting policies

Reporting class

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

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

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Consolidated financial statements

The consolidated financial statements comprise the Parent and the group enterprises (subsidiaries) that are controlled by the Parent. Control is achieved by the Parent, either directly or indirectly, holding more than 50% of the voting rights or in any other way possibly or actually exercising controlling influence.

Basis of consolidation

The consolidated financial statements are prepared on the basis of the financial statements of the Parent and its subsidiaries. The consolidated financial statements are prepared by combining uniform items. On consolidation, intra-group income and expenses, intra-group accounts and dividends as well as profits and losses on transactions between the consolidated enterprises are eliminated. The financial statements used for consolidation have been prepared applying the Group's accounting policies.

Subsidiaries' financial statement items are recognised in full in the consolidated financial statements. Minority interests' proportionate share of profit or loss is presented as a separate item in Management's proposal for distribution of profit or loss, and their share of subsidiaries' net assets is presented as a separate item in group equity.

Investments in subsidiaries are offset at the pro rata share of such subsidiaries' net assets at the acquisition date, with net assets having been calculated at fair value.

Accounting policies

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

When recognising foreign subsidiaries and associates that are independent entities, the income statements are translated at average exchange rates for the months that do not significantly deviate from the rates at the transaction date. Balance sheet items are translated using the exchange rates at the balance sheet date.

Exchange adjustments of outstanding accounts with independent foreign subsidiaries which are considered part of the total investment in the subsidiary in question are classified directly as equity.

When recognising foreign subsidiaries that are integral entities, monetary assets and liabilities are translated using the exchange rates at the balance sheet date. Non-monetary assets and liabilities are translated at the exchange rate of the time of acquisition or the time of any subsequent revaluation or writedown. The items of the income statement are translated at the average rates of the months; however, items deriving from non-monetary assets and liabilities are translated using the historical rates applicable to the relevant non-monetary items.

Income statement

Revenue

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

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

Other external expenses

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

Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment comprise depreciation, amortisation and impairment losses for the financial year, calculated on the basis of the residual values and useful lives of the individual assets and impairment testing as well as gains and losses from the

Accounting policies

sale of property, plant and equipment.

Other operating expenses

Other operating expenses comprise expenses of a secondary nature as viewed in relation to the Entity's primary activities.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of internal profits or losses.

Other financial income

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

Other financial expenses

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

Tax on profit/loss for the year

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

Balance sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Buildings	50 years
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Estimated useful lives and residual values are reassessed annually.

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

Accounting policies

Investments in group enterprises

In the parent financial statements, investments in group enterprises are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the enterprises' equity value plus unamortised goodwill and plus or minus unrealised intra-group profits and losses.

Investments in group enterprises are written down to the lower of recoverable amount and carrying amount.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Inventories

Inventories are measured at the lower of cost using the FIFO method and net realisable value.

Cost consists of purchase price plus delivery costs. Cost of manufactured goods consists of costs of raw materials, consumables, direct labour costs and indirect production costs.

The net realisable value of inventories is calculated as the estimated selling price less completion costs and costs incurred to execute sale.

Prepayments

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

Cash

Cash comprises cash in hand and bank deposits.

Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

Income tax receivable or payable

Current tax receivable or payable is recognised in the balance sheet, stated as tax calculated on this year's taxable income, adjusted for prepaid tax.

Deferred income

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