

Deloitte
Statsautoriseret
Revisionspartnerselskab
CVR-nr. 33963556
Weidekampsgade 6
Postboks 1600
0900 København C

Phone 36 10 20 30
Fax 36 10 20 40
www.deloitte.dk

CONTURA PROPERTIES A/S

Sydmarken 23
2860 Søborg
Business Registration No
30723899

Annual report 2018

The Annual General Meeting adopted the annual report on 20.05.2019

Chairman of the General Meeting



Name: Patrick John Banks

Contents

	<u>Page</u>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's report	3
Management commentary	6
Income statement for 2018	7
Balance sheet at 31.12.2018	8
Statement of changes in equity for 2018	10
Notes	11
Accounting policies	13

Entity details

Entity

CONTURA PROPERTIES A/S
Sydmarken 23
2860 Søborg

Central Business Registration No (CVR): 30723899
Registered in: Gladsaxe
Financial year: 01.01.2018 - 31.12.2018

Board of Directors

Rakesh Chhaganlal Tailor, Chairman
Debra Joy Roberts
Patrick John Banks

Executive Board

Patrick John Banks, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
Postboks 1600
0900 København C

Independent auditor's report

To the shareholders of CONTURA PROPERTIES A/S

Opinion

We have audited the financial statements of CONTURA PROPERTIES A/S 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. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 01.01.2018 - 31.12.2018 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the Auditor's responsibilities for the audit of the financial statements section of this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

Independent auditor's report

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on the management commentary

Management is responsible for the management commentary.

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

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

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

Management commentary

Primary activities

Contura Properties A/S is a real estate company, whose object is to maintain the daily running and lease of the property, Sydmarken 23, 2860 Søborg. Effective 1 May 2018, the company was acquired by Contura A/S. Contura A/S is the Parent company of Contura International A/S to whom the building is leased.

Development in activities and finances

The Company shows a profit in 2018 of DKK 439 thousand, and the balance sheet at 31 December 2018, shows equity of total DKK 19.604 thousand.

Events after the balance sheet date

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

Income statement for 2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Revenue		1.804.583	1.572
Other external expenses		<u>(356.604)</u>	<u>(764)</u>
Gross profit/loss		1.447.979	808
Depreciation, amortisation and impairment losses		<u>(969.420)</u>	<u>(967)</u>
Operating profit/loss		478.559	(159)
Other financial income from group enterprises		5.794	0
Financial expenses from group enterprises		(83.384)	0
Other financial expenses	1	<u>(124.454)</u>	<u>(8)</u>
Profit/loss before tax		276.515	(167)
Tax on profit/loss for the year	2	<u>162.118</u>	<u>241</u>
Profit/loss for the year		438.633	74
Proposed distribution of profit/loss			
Retained earnings		<u>438.633</u>	<u>74</u>
		438.633	74

Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Land and buildings		34.594.645	35.561
Other fixtures and fittings, tools and equipment		22.356	0
Property, plant and equipment	3	34.617.001	35.561
 Fixed assets		 34.617.001	 35.561
Receivables from group enterprises		667.950	0
Other receivables		3.654	22
Income tax receivable		17.845	0
Joint taxation contribution receivable		77.493	241
Prepayments		90.450	0
Receivables		857.392	263
 Cash		 3.934	 3.123
 Current assets		 861.326	 3.386
 Assets		 35.478.327	 38.947

Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017 DKK'000</u>
Contributed capital		1.000.100	1.000
Retained earnings		18.603.912	17.709
Equity		19.604.012	18.709
Debt to other credit institutions		10.928.557	0
Non-current liabilities other than provisions		10.928.557	0
Payables to other credit institutions		600.000	0
Trade payables		121.522	64
Payables to group enterprises		4.224.236	20.148
Other payables	4	0	26
Current liabilities other than provisions		4.945.758	20.238
Liabilities other than provisions		15.874.315	20.238
Equity and liabilities		35.478.327	38.947
Contingent liabilities	5		
Assets charged and collateral	6		

Statement of changes in equity for 2018

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	1.000.100	17.709.021	18.709.121
Group contributions etc	0	456.258	456.258
Profit/loss for the year	0	438.633	438.633
Equity end of year	1.000.100	18.603.912	19.604.012

Notes

	2018	2017
	DKK	DKK'000
1. Other financial expenses		
Other interest expenses	124.454	8
	124.454	8
	2018	2017
	DKK	DKK'000
2. Tax on profit/loss for the year		
Current tax	(17.845)	0
Adjustment concerning previous years	(215)	0
Refund in joint taxation arrangement	(144.058)	(241)
	(162.118)	(241)
	Land and buildings	Other fixtures and fittings, tools and equipment
	DKK	DKK
3. Property, plant and equipment		
Cost beginning of year	55.413.173	0
Additions	0	24.840
Cost end of year	55.413.173	24.840
Depreciation and impairment losses beginning of year	(19.851.592)	0
Depreciation for the year	(966.936)	(2.484)
Depreciation and impairment losses end of year	(20.818.528)	(2.484)
Carrying amount end of year	34.594.645	22.356
	2018	2017
	DKK	DKK'000
4. Other payables		
VAT and duties	0	26
	0	26

Notes

5. Contingent liabilities

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

6. Assets charged and collateral

The carrying amount of mortgaged properties is DKK 34.595k.

Accounting policies

Reporting class

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

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

Income statement

Revenue

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

Other external expenses

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

Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, as well as gains and losses from the sale of intangible assets as well as property, plant and equipment.

Other financial income from group enterprises

Other financial income from group enterprises comprises interest income etc on receivables from group enterprises.

Financial expenses from group enterprises

Financial expenses from group enterprises comprise interest expenses etc from payables to group enterprises.

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, plant and machinery as well as other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Accounting policies

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	40 years
Other fixtures and fittings, tools and equipment	5 years

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.

Receivables

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

Income tax payable or receivable

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

Joint taxation contributions receivable or payable

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

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.