

# Ejendomsselskabet Stærevej 1 ApS

Hjortkærvej 2, Omme  
6740 Bramming

CVR no. 32 65 61 02

## Annual report 2017/18

The annual report was presented and approved at the  
Company's annual general meeting

on 23 July 2018

  
\_\_\_\_\_  
chairman of the annual general meeting

## **Contents**

Statement by the Board of Directors and the Executive Board	2
Independent auditor's report	3
Management's review	5
Company details	5
Operating review	6
Financial statements 1 May 2017 – 30 April 2018	7
Income statement	7
Balance sheet	8
Statement of changes in equity	9
Notes	10



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

The Board of Directors and the Executive Board have today discussed and approved the annual report of Ejendomselskabet Størevej 1 ApS for the financial year 1 May 2017 – 30 April 2018.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 30 April 2018 and of the results of the Company's operations and cash flows for the financial year 1 May 2017 – 30 April 2018.

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

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

Bramming, 25 June 2018  
Executive Board:

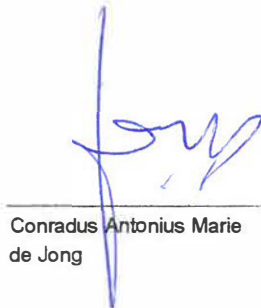


Henrik Karup Jørgensen

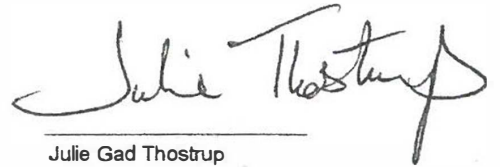
Board of Directors:



Anders Jacob Gad  
Thøstrup  
Chairman



Conradus Antonius Marie  
de Jong



Julie Gad Thøstrup



## Independent auditor's report

### To the shareholders of Ejendomsselskabet Stærevej 1 ApS

#### Opinion

We have audited the financial statements of Ejendomsselskabet Stærevej 1 ApS for the financial year 1 May 2017 – 30 April 2018 comprising income statement, balance sheet, statement of changes in equity, cash flow statement and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 30 April 2018 and of the results of the Company's operations and cash flows for the financial year 1 May 2017 – 30 April 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 financial statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management's responsibility for the financial statements

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

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

#### Auditor's responsibilities for the audit of the financial statements

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

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

- identify and assess the risks of material misstatement of the company financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.



## Independent auditor's report

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

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

Aalborg, 25 June 2018

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98



Steffen S. Hansen  
State Authorised  
Public Accountant  
MNE no. 32737

**Ejendomsselskabet Stærevej 1 ApS**  
Annual report 2017/18  
CVR no. 32 65 61 02

## Management's review

### Company details

Ejendomsselskabet Stærevej 1 ApS  
Hjortkærvej 2, Omme  
6740 Bramming

CVR no.	35 65 61 02
Established:	15 December 2009
Registered office:	Esbjerg
Financial year:	1 May – 30 April

### Board of Directors

Anders Jacob Gad Thostrup, chairman  
Conradus Antonius Marie de Jong  
Julie Gad Thostrup

### Executive Board

Henrik Karup Jørgensen

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Østre Havnegade 18  
9000 Aalborg

## **Management's review**

### **Operating review**

#### **Principal activities**

The principal activity of the Company is to own and lease out the property Stærevej 1, Esbjerg, and other property activities.

#### **Development in activities and financial position**

The annual report comprises the period 1 May 2017 – 30 April 2018 and the financial year therefore comprises 12 months. The comparative figures for 2016/17 comprise a period of 16 months and are therefore not comparative.

The income statement shows a profit of DKK 161 thousand after tax. The Company considers the result as satisfactory.

Equity amounts to DKK 1,461 thousand.

#### **Outlook**

The Company expects results at the same level as for the financial year 2017/18.

#### **Events after the balance sheet date**

No significant events have occurred after the balance sheet date.

## Financial statements 1 May 2017 – 30 April 2018

### Income statement

DKK	Note	2017/18 (12 months)	2016/17 (16 months)
<b>Gross profit</b>		555,905	765,754
Depreciation		-201,375	-391,777
<b>Operating profit</b>		354,530	373,977
Financial expenses	2	-148,221	-219,914
<b>Profit before tax</b>		206,309	154,063
Tax on profit for the year		-45,713	-32,396
<b>Profit for the year</b>		<u>160,596</u>	<u>121,667</u>
 <b>Proposed profit appropriation</b>			
Retained earnings		<u>160,596</u>	<u>121,667</u>
		<u>160,596</u>	<u>121,667</u>



## Financial statements 1 May 2017 – 30 April 2018

### Balance sheet

DKK	Note	2017/18 (12 months)	2016/17 (16 months)
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	3		
Land and buildings		5,028,377	5,229,752
<b>Total fixed assets</b>		5,028,377	5,229,752
<b>Cash at bank and in hand</b>		226,988	64,220
<b>Total current assets</b>		226,988	64,220
<b>TOTAL ASSETS</b>		<u>5,255,365</u>	<u>5,293,972</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		125,000	125,000
Retained earnings		1,336,174	1,107,954
<b>Total equity</b>		1,461,174	1,232,954
<b>Provisions</b>			
Provisions for deferred tax		178,000	174,000
<b>Total provisions</b>		178,000	174,000
<b>Liabilities other than provisions</b>			
<b>Non-current liabilities other than provisions</b>	4		
Mortgage debt		2,209,554	2,401,853
		2,209,554	2,401,853
<b>Current liabilities other than provisions</b>			
Short-term portion of long-term payables	4	196,000	195,000
Payables to group entities		731,427	782,964
Corporation tax		60,786	4,581
Other payables		418,424	502,620
		1,406,637	1,485,165
<b>Total liabilities other than provisions</b>		3,616,191	3,887,018
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>5,255,365</u>	<u>5,293,972</u>

## Financial statements 1 May 2017 – 30 April 2018

### Statement of changes in equity

DKK	Share capital	Retained earnings	Total equity
Equity 1 May 2017	125,000	1,107,954	1,232,954
Profit for the year	0	160,596	160,596
Adjustment of hedging instruments at fair value	0	67,624	67,624
<b>Equity 30 April 2018</b>	<b>125,000</b>	<b>1,336,174</b>	<b>1,461,174</b>

There have not been any changes in the share capital the last 5 years.

## Financial statements 1 May 2017 – 30 April 2018

### Notes

#### 1 Accounting policies

The annual report of Ejendomsselskabet Stærevej 1 ApS for 2017/18 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with option from reporting class C medium-sized entities.

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

#### Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are recognised as other receivables and other payables, respectively.

Changes in the fair value of derivative financial instruments designated as or qualifying for recognition as a fair value hedge of a recognised asset or liability are recognised in the income statement together with changes in the fair value of the hedged asset or liability.

Changes in the fair value of derivative financial instruments designated as or qualifying for recognition as a hedge of future transactions are recognised as other receivables or other payables and in equity until the realisation of the hedged transactions. If the future transaction results in the recognition of assets or liabilities, amounts that were previously recognised in equity are transferred to the cost of the assets or liabilities. If the future transaction results in income or costs, amounts that were previously recognised in equity are transferred to the income statement for the period when the hedged item affects the income statement.

For derivative financial instruments not qualifying for treatment as hedging instruments, changes in fair value are recognised in the income statement on an ongoing basis.

### Income statement

#### Revenue

Revenue from property leasing is recognised in the income statement in the periods in which the lease income is generated. Revenue is recognised excluding VAT and taxes charged on behalf of third parties.

#### Other external costs

Other external costs comprise administrative expenses, etc.

#### Financial income and expenses

Financial income and expenses comprise interest income and expense.

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

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

## Financial statements 1 May 2017 – 30 April 2018

### Notes

#### 1 Accounting policies (continued)

##### Balance sheet

###### Property, plant and equipment

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

The basis of depreciation is cost less any projected residual value after the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use.

Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful life is as follows:

Land and buildings	20-25 years
--------------------	-------------

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

Land is not depreciated.

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

###### Impairment of fixed assets

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

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

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

###### Equity

###### *Dividends*

Proposed dividend is recognised as a liability at the time of the adoption at the ordinary general meeting (declaration time). The expected dividend payment for the year is disclosed as a separate item under equity.

## Financial statements 1 May 2017 – 30 April 2018

### Notes

#### 1 Accounting policies (continued)

##### Corporation tax and deferred tax

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

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities measured on the planned use of the asset or settlement of the liability, respectively. However, deferred tax is not recognised on temporary differences relating to office buildings non-deductible for tax purposes and other items where temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

##### Liabilities other than provisions

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

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

## Financial statements 1 May 2017 – 30 April 2018

### Notes

	2017/18 (12 months)	2016/17 (16 months)		
<b>2 Financial expenses</b>				
Interest expenses to group entities	21,914	60,668		
Other financial expenses	126,307	159,246		
	<u>148,221</u>	<u>219,914</u>		
<b>3 Property, plant and equipment</b>				Land and buildings
Cost at 1 May 2017				6,949,004
Additions				0
Cost at 30 April 2018				<u>6,949,004</u>
Depreciation at 1 May 2017				-1,719,252
Depreciation				<u>-201,375</u>
Depreciation at 30 April 2018				-1,920,627
<b>Carrying amount at 30 April 2018</b>				<u><u>5,028,377</u></u>
<b>4 Non-current and current liabilities</b>				
	Total payables at 1 May 2017	Total payables at 30 April 2018	Payments 2018/19	Outstanding debt after 5 years
Mortgage debt	<u>2,596,853</u>	<u>2,405,554</u>	<u>196,000</u>	<u>1,425,554</u>

### 5 Collateral

The Company has issued a mortgage in the amount of EUR 516 thousand with a carrying amount of DKK 5,028 thousand at 30 April 2018 providing collateral for land and buildings.

The Company is jointly taxed with other Danish entities in the Nopa Nordic A/S group. As a group entity, the Company is jointly and severally liable for Danish corporation taxes and withholding taxes on dividend, interest and royalties with other group entities. The jointly taxed entities' total net liability to SKAT is disclosed in the financial statements for Nopa Nordic A/S, CVR no. 42 55 92 10 (administrative company).

## Financial statements 1 May 2017 – 30 April 2018

### Notes

#### 6 Contractual obligations and prepayments

##### Other financial obligations

The Company has entered into interest rate swap contracts hedging future interest payments. At 30 April 2018, the value of the agreement amount to DKK -176 thousand after tax (2016/17: DKK -244 thousand).

#### 7 Related parties

Ejendomsselskabet Stærevej 1 ApS' related parties comprise the following:

##### Control

Allison A/S  
Hjortkærvej 2, Omme  
6740 Bramming

Allison A/S owns 100% of the contributed capital in the Company, and the ultimate parent is Nopa Nordic A/S.

Ejendomsselskabet Stærevej 1 ApS is part of the consolidated financial statements of Nopa Nordic A/S, Hobro, which is the smallest group in which the Company is included as subsidiary.

The consolidated financial statements of Nopa Nordic A/S can be obtained by contacting the company or at the following website: [www.nopanordic.com](http://www.nopanordic.com).