
OTG Ejendomme A/S

Vesterhavsgade 56, DK-6700 Esbjerg

Annual Report for 1 October 2019 - 30 September 2020

CVR No 33 36 48 22

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
15/01 2021

Claus Boel
Chairman of the General
Meeting



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Management's Statement

The Executive Board and Board of Directors have today considered and adopted the Annual Report of OTG Ejendomme A/S for the financial year 1 October 2019 - 30 September 2020.

The Annual Report is prepared in accordance with the Danish Financial Statements Act.

In our opinion the Financial Statements give a true and fair view of the financial position at 30 September 2020 of the Company and of the results of the Company operations for 2019/20.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Esbjerg, 18 December 2020

Executive Board

Jens Peder Ravn Thomsen
Executive Officer

Board of Directors

Carsten Steen Jensen
Chairman

Jens Peder Ravn Thomsen

Claus Boel

Independent Auditor's Report

To the Shareholder of OTG Ejendomme A/S

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 30 September 2020 and of the results of the Company's operations for the financial year 1 October 2019 - 30 September 2020 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of OTG Ejendomme A/S for the financial year 1 October 2019 - 30 September 2020, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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 requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Financial Statements does not cover 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 Management's Review and, in doing so, consider whether 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 Management's Review provides the information required under the Danish Financials Statements Act.

Based on the work we have performed, in our view, 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 in Management's Review.

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 misstate-

Independent Auditor's Report

ment, 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 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:

- 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 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

Independent Auditor's Report

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.

Esbjerg, 18 December 2020

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Palle H. Jensen

statsautoriseret revisor

mne32115

Company Information

The Company

OTG Ejendomme A/S
Vesterhavsgade 56
DK-6700 Esbjerg

CVR No: 33 36 48 22
Financial period: 1 October - 30 September
Municipality of reg. office: Esbjerg

Board of Directors

Carsten Steen Jensen, Chairman
Jens Peder Ravn Thomsen
Claus Boel

Executive Board

Jens Peder Ravn Thomsen

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Esbjerg Brygge 28
DK-6700 Esbjerg

Management's Review

Key activities

The entity's purpose is to own properties and conduct financing and investment activities.

Development in the year

The income statement of the Company for 2019/20 shows a profit of DKK 498,859, and at 30 September 2020 the balance sheet of the Company shows equity of DKK 4,320,475.

The result is considered satisfactory by management.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income Statement 1 October - 30 September

	Note	2019/20 DKK	2018/19 DKK
Gross profit/loss		1.044.576	1.003.601
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-284.312	-284.304
Profit/loss before financial income and expenses		760.264	719.297
Financial expenses	1	-126.919	-160.812
Profit/loss before tax		633.345	558.485
Tax on profit/loss for the year	2	-134.486	-122.361
Net profit/loss for the year		498.859	436.124

Distribution of profit

Proposed distribution of profit

Retained earnings		498.859	436.124
		498.859	436.124

Balance Sheet 30 September

Assets

	Note	2020 DKK	2019 DKK
Land and buildings		10.274.237	10.558.549
Property, plant and equipment	3	10.274.237	10.558.549
Fixed assets		10.274.237	10.558.549
Trade receivables		0	8.280
Prepayments		53.770	38.703
Receivables		53.770	46.983
Cash at bank and in hand		33.687	1.501.554
Currents assets		87.457	1.548.537
Assets		10.361.694	12.107.086

Balance Sheet 30 September

Liabilities and equity

	Note	2020 DKK	2019 DKK
Share capital		500.000	500.000
Retained earnings		3.820.475	3.321.616
Equity		4.320.475	3.821.616
Provision for deferred tax		529.000	482.000
Provisions		529.000	482.000
Mortgage loans		3.404.672	3.747.597
Deposits		47.852	47.852
Long-term debt	4	3.452.524	3.795.449
Mortgage loans	4	342.000	340.000
Trade payables		96.782	3.625
Payables to group enterprises		1.200.000	3.457.557
Payables to group enterprises relating to corporation tax		87.486	80.000
Other payables		333.427	126.839
Short-term debt		2.059.695	4.008.021
Debt		5.512.219	7.803.470
Liabilities and equity		10.361.694	12.107.086
Contingent assets, liabilities and other financial obligations	5		
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Statement of Changes in Equity

	<u>Share capital</u> DKK	<u>Retained earnings</u> DKK	<u>Total</u> DKK
Equity at 1 October	500.000	3.321.616	3.821.616
Net profit/loss for the year	0	498.859	498.859
Equity at 30 September	500.000	3.820.475	4.320.475

Notes to the Financial Statements

	<u>2019/20</u> DKK	<u>2018/19</u> DKK
1 Financial expenses		
Interest paid to group enterprises	74.719	100.706
Other financial expenses	<u>52.200</u>	<u>60.106</u>
	<u>126.919</u>	<u>160.812</u>
 2 Tax on profit/loss for the year		
Current tax for the year	87.486	80.000
Deferred tax for the year	47.000	42.625
Adjustment of tax concerning previous years	0	-264
	<u>134.486</u>	<u>122.361</u>
 3 Property, plant and equipment		
		Land and buildings <u>DKK</u>
Cost at 1 October		<u>12.613.670</u>
Cost at 30 September		<u>12.613.670</u>
Impairment losses and depreciation at 1 October		2.055.121
Depreciation for the year		<u>284.312</u>
Impairment losses and depreciation at 30 September		<u>2.339.433</u>
 Carrying amount at 30 September		<u>10.274.237</u>

Notes to the Financial Statements

4 Long-term debt

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

The debt falls due for payment as specified below:

	<u>2020</u> DKK	<u>2019</u> DKK
Mortgage loans		
After 5 years	1.410.000	1.750.000
Between 1 and 5 years	1.994.672	1.997.597
Long-term part	<u>3.404.672</u>	<u>3.747.597</u>
Within 1 year	342.000	340.000
	<u>3.746.672</u>	<u>4.087.597</u>
Deposits		
Between 1 and 5 years	47.852	47.852
Long-term part	<u>47.852</u>	<u>47.852</u>
Within 1 year	0	0
	<u>47.852</u>	<u>47.852</u>

5 Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Ground and Property, plant and equipment with an carrying amount of	10.274.237	10.558.549
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Rental and lease obligations

Rental obligations	116.925	155.901
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Other contingent liabilities

The entity has entered into two business leases with Esbjerg Havn, which cannot be terminated from the landlord until January 1st 2033 and January 1st 2035.

It is the responsibility of the company, that the leased area must be re-established to its original condition at the end of the leaseperiode.

Notes to the Financial Statements

5 Contingent assets, liabilities and other financial obligations (continued)

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of O. & J. Holding ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

Notes to the Financial Statements

6 Accounting Policies

The Annual Report of OTG Ejendomme A/S for 2019/20 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2019/20 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Income Statement

Revenue

Services are recognised at the rate of completion of the service to which the contract relates by using the percentage-of-completion method, which means that revenue equals the selling price of the service completed for the year. This method is applied when total revenues and expenses in respect of the service and the stage of completion at the balance sheet date can be measured reliably, and it is probable that the economic benefits, including payments, will flow to the Company. The stage of completion is determined on the basis of the ratio between the expenses incurred and the total expected expenses of the service.

Revenue is measured at the consideration received and is recognised exclusive of VAT and net of discounts relating to sales.

Notes to the Financial Statements

6 Accounting Policies (continued)

Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise amortisation, depreciation and impairment of property, plant and equipment.

Financial income and expenses

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

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with wholly owned Danish and foreign subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

Balance Sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Interest expenses on loans raised directly for financing the construction of property, plant and equipment are recognised in cost over the period of construction. All indirectly attributable borrowing expenses are recognised in the income statement.

Depreciation based on cost reduced by any residual value is calculated on a straight-line basis over the

Notes to the Financial Statements

6 Accounting Policies (continued)

expected useful lives of the assets, which are:

Buildings	22-25 years
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Depreciation period and residual value are reassessed annually.

Assets costing less than DKK 13,200 are expensed in the year of acquisition.

Impairment of fixed assets

The carrying amounts of intangible assets and property, plant and equipment are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning insurance premiums.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Notes to the Financial Statements

6 Accounting Policies (continued)

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.