

DIS House ApS

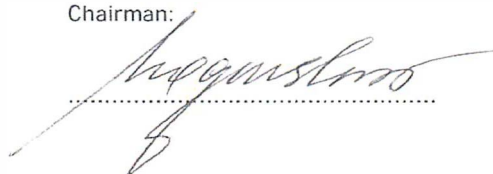
Ørstedsvvej 10, 8660 Skanderborg

CVR no. 34 20 19 43

Annual report 2017/18

Approved at the Company's annual general meeting on 23 October 2018

Chairman:

A handwritten signature in black ink, written over a horizontal dotted line. The signature is cursive and appears to read 'Mogens Larsen'.



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Statement by the Executive Board

Today, the Executive Board has discussed and approved the annual report of DIS House ApS for the financial year 1 July 2017 - 30 June 2018.

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 of the Company at 30 June 2018 and of the results of the Company's operations for the financial year 1 July 2017 - 30 June 2018.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Skanderborg, 23 October 2018

Executive Board:

A handwritten signature in blue ink, appearing to read 'S B J', written over a horizontal dotted line.

Søren Bunk Jensen

A handwritten signature in blue ink, appearing to read 'W C G', written over a horizontal dotted line.

Michael Carsten Christian
Gadeberg

Independent auditor's report

To the shareholders of DIS House ApS

Opinion

We have audited the financial statements of DIS House ApS for the financial year 1 July 2017 - 30 June 2018, which comprise income statement, balance sheet, statement of changes in equity 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 financial position of the Company at 30 June 2018 and of the results of the Company's operations for the financial year 1 July 2017 - 30 June 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 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 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.

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 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 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:

- ▶ 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.

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 note 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.

Aarhus, 23 October 2018
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no. 30 70 02 28



Klaus Skovsen
State Authorised Public Accountant
MNE no.: mne30204



Management's review

Company details

Name DIS House ApS
Address, Postal code, City Ørstedsvej 10, 8660 Skanderborg

CVR no. 34 20 19 43
Established 2 January 2012
Registered office Skanderborg
Financial year 1 July 2017 - 30 June 2018

Executive Board Søren Bunk Jensen
Michael Carsten Christian Gadeberg

Auditors Ernst & Young Godkendt Revisionspartnerselskab
Værkmestergade 25, P.O. Box 330, 8100 Aarhus C,
Denmark



Management's review

Business review

The Company's purpose is the administration, purchase and sale of real property as well as other related services at the description of the Executive Board.

Financial review

The income statement for 2017/18 shows a profit of DKK 1,960,657 against a profit of DKK 1,760,889 last year, and the balance sheet at 30 June 2018 shows equity of DKK 8,973,516.

Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.



Financial statements 1 July 2017 - 30 June 2018

Income statement

Note	DKK	2017/18	2016/17
	Gross margin	4,387,857	4,177,371
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-1,426,373	-1,362,059
	Profit before net financials	2,961,484	2,815,312
2	Financial expenses	-448,301	-558,368
	Profit before tax	2,513,183	2,256,944
3	Tax for the year	-552,526	-496,055
	Profit for the year	1,960,657	1,760,889
	Recommended appropriation of profit		
	Retained earnings	1,960,657	1,760,889
		1,960,657	1,760,889



Financial statements 1 July 2017 - 30 June 2018

Balance sheet

Note	DKK	2017/18	2016/17
	ASSETS		
	Fixed assets		
4	Property, plant and equipment		
	Land and buildings	39,594,365	40,780,470
	Fixtures and fittings, other plant and equipment	9,863	24,302
		<u>39,604,228</u>	<u>40,804,772</u>
	Total fixed assets	<u>39,604,228</u>	<u>40,804,772</u>
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	308,954	0
	Prepayments	19,427	19,305
		<u>328,381</u>	<u>19,305</u>
	Cash	583	59,083
	Total non-fixed assets	<u>328,964</u>	<u>78,388</u>
	TOTAL ASSETS	<u>39,933,192</u>	<u>40,883,160</u>
	EQUITY AND LIABILITIES		
	Equity		
	Share capital	80,000	80,000
	Retained earnings	8,893,516	6,932,859
	Total equity	<u>8,973,516</u>	<u>7,012,859</u>
	Provisions		
	Deferred tax	802,500	732,100
	Total provisions	<u>802,500</u>	<u>732,100</u>
	Liabilities other than provisions		
5	Non-current liabilities other than provisions		
	Mortgage debt	14,727,494	15,892,698
	Other payables	2,300,730	2,255,618
		<u>17,028,224</u>	<u>18,148,316</u>
	Current liabilities other than provisions		
5	Short-term part of long-term liabilities other than provisions	1,152,650	1,124,000
	Bank debt	10,048,886	10,048,076
	Payables to group enterprises	0	1,572,064
	Corporation tax payable	798,981	316,855
	Other payables	1,128,435	1,928,890
		<u>13,128,952</u>	<u>14,989,885</u>
	Total liabilities other than provisions	<u>30,157,176</u>	<u>33,138,201</u>
	TOTAL EQUITY AND LIABILITIES	<u>39,933,192</u>	<u>40,883,160</u>

1 Accounting policies

6 Contractual obligations and contingencies, etc.

7 Collateral



Financial statements 1 July 2017 - 30 June 2018

Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 July 2017	80,000	6,932,859	7,012,859
Transfer through appropriation of profit	0	1,960,657	1,960,657
Equity at 30 June 2018	80,000	8,893,516	8,973,516

Financial statements 1 July 2017 - 30 June 2018

Notes to the financial statements

1 Accounting policies

The annual report of DIS House ApS for 2017/18 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to 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).

Income statement

Revenue

Rental income and costs are accrued in a way that they cover the period up to the financial year end. External costs include property expenses and administration. Contributions collected to cover heating costs are not included in rental income.

Gross margin

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Costs of sale', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross profit'.

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, payments under operating leases, etc.

Depreciation

The item comprises depreciation of property, plant and equipment.

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:

Buildings	25 years
Fixtures and fittings, other plant and equipment	3-5 years

Land is not depreciated.

Financial expenses

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

Financial statements 1 July 2017 - 30 June 2018

Notes to the financial statements

1 Accounting policies (continued)

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 companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowances, and jointly taxed companies having paid too little tax pay, as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

Balance sheet

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.

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

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.

Receivables with no objective indication of individual impairment are tested for objective indication of impairment on a portfolio basis. The portfolios are primarily composed on the basis of debtors' domicile and credit ratings in accordance with the Company's risk management policy. The objective indicators used for portfolios are determined based on historical loss experience.

Write-downs 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.

Financial statements 1 July 2017 - 30 June 2018

Notes to the financial statements

1 Accounting policies (continued)

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.

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.

Payables to credit institutions

Mortgage debt is recognised on the raising of the loan at the proceeds received net of transaction costs incurred. On subsequent recognition, mortgage debt is measured at amortised cost, using the effective interest rate method. Borrowing costs, including capital losses, are recognised as financing costs in the income statement over the term of the loan.

DKK	2017/18	2016/17
2 Financial expenses		
Interest expenses, group entities	7,901	27,552
Other financial expenses	440,400	530,816
	448,301	558,368
3 Tax for the year		
Estimated tax charge for the year	482,132	316,855
Deferred tax adjustments in the year	70,400	179,200
Tax adjustments, prior years	-6	0
	552,526	496,055

Financial statements 1 July 2017 - 30 June 2018

Notes to the financial statements

4 Property, plant and equipment

DKK	Land and buildings	Fixtures and fittings, other plant and equipment	Total
Cost at 1 July 2017	45,394,325	255,474	45,649,799
Additions	225,829	0	225,829
Cost at 30 June 2018	45,620,154	255,474	45,875,628
Impairment losses and depreciation at 1 July 2017	4,613,855	231,172	4,845,027
Depreciation	1,411,934	14,439	1,426,373
Impairment losses and depreciation at 30 June 2018	6,025,789	245,611	6,271,400
Carrying amount at 30 June 2018	39,594,365	9,863	39,604,228

5 Non-current liabilities other than provisions

DKK	Total debt at 30/6 2018	Repayment, next year	Long-term portion	Outstanding debt after 5 years
Mortgage debt	15,880,144	1,152,650	14,727,494	11,261,697
Other payables	2,300,730	0	2,300,730	0
	18,180,874	1,152,650	17,028,224	11,261,697

6 Contractual obligations and contingencies, etc.

Other contingent liabilities

The Company is jointly taxed with Dansk Ingeniørservice Holding A/S, which acts as management company, and has limited and alternative liability together with other jointly taxed group entities for payment of income taxes for income year 2013 onwards as well as withholding taxes on interest, royalties and dividends falling due for payment on or after 1 July 2012.

Other financial obligations

7 Collateral

Land and buildings with a carrying amount of DKK 39,354 thousand at 30 June 2018 have been provided as collateral for debt to mortgage credit institutions of DKK 15,880 thousand. An owner's mortgage of DKK 15,000 thousand has been issued and provided as collateral for debt to credit institution.