Ravnholtgård ApS

Industrivænget 7

5700 Svendborg

CVR No. 35411003

Annual Report 2016

3. financial year

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 30 March 2017

Jens Ohnemus
Chairman

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MANAGEMENT'S STATEMENT

Today, Management has considered and adopted the Annual Report of Ravnholtgård ApS for the financial year 1 January 2016 - 31 December 2016.

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

In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2016 and of the results of the Company's operations for the financial year 1 January 2016 - 31 December 2016.

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

Svendborg, 8 February 2017

Executive Board

Hans Thor Jensen
Director

Supervisory Board

Jens Ohnemus Chairman	Hans Thor Jensen Director	Maria Steiner Carlsson Non executive director

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INDEPENDENT AUDITOR'S REPORT

To the shareholders of Ravnholtgård ApS

Opinion

We have audited the financial statements of Ravnholtgård ApS for the financial year 1 January 2016 - 31 December 2016, which comprise an income statement, balance sheet and notes. 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 financial position at 31 December 2016 and of the results of its operations for the financial year 1 January 2016 - 31 December 2016 in accordance with the Danish Financial Statements Act.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibility under those standards and requirements are further described in our auditors' report under “Auditors' responsibility for the audit of the financial statements”. As required by the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, we are independent of the Company, 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 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 opinion providing assurance regarding the Management's review.

Our responsibility in connection with our audit of the financial statements 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 with the knowledge we have gained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review meets the disclosure requirements in the Danish Financial Statements Act.

Based on our procedures, we are of the opinion that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements in the Danish Financial Statements Act. In our opinion, the Management's review is not materially misstated.

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 as Management considers 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 suspend operations, or has no realistic alternative but to do so.

The auditor's responsibility for the audit of the financial statements
Our responsibility is to obtain reasonable assurance as to whether the financial statements are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is no guarantee that an audit conducted in accordance with ISAs and additional requirements applicable in Denmark will always detect material misstatements. Misstatements can arise from fraud or error and can be considered material if it would be reasonable to expect that these - either individually or collectively - could influence the economic decisions taken by the users of financial statements on the basis of these financial statements.

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

Identify and assess the risk of material misstatements in 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 a material misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or 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 whether the accounting policies used are appropriate and whether the accounting estimates and the related disclosures made by Management are reasonable.

Conclude on whether Management's use of the going concern basis of accounting in preparing the financial statements is appropriate and, based on the audit evidence obtained, conclude on whether a material uncertainty exists relating to events or conditions, which could 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 auditors' 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 auditors' report. However, future events or conditions may imply that the Company can no longer remain a going concern.

Evaluate the overall presentation, structure and contents of the financial statements, including note disclosures, and whether the financial statements reflect 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 which we identify during our audit.

Næstved, 8 February 2017

ENGELSTED PETERSEN
Statsaut. Revisionsanpartsselskab
CVR-no. 20658231

Lars Engelsted Petersen
State Authorised Public Accountant

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COMPANY DETAILS

Company	Ravnholtgård ApS Industrivænget 7 5700 Svendborg	
	CVR No.:	35411003
	Date of formation:	5 August 2013
	Registered office:	Svendborg
	Financial year:	1 January 2016 - 31 December 2016
Supervisory Board	Jens Ohnemus, Chairman Hans Thor Jensen, Director Maria Steiner Carlsson, Non executive director	
Executive Board	Hans Thor Jensen, Director	
Auditors	ENGELSTED PETERSEN Statsaut. Revisionsanpartsselskab Farvergade 9 B 4700 Næstved CVR-no.: 20658231	

MANAGEMENT'S REVIEW

The Company's principal activities
The Company's principal activities consist in operation of farm, forest and farmland.

Insecurity regarding recognition or measurement
There is no material insecurity regarding recognition or measurement.

Exceptional circumstances
No exceptional circumstances have affected recognition or measurement.

Development in activities and financial matters
The Company's Income Statement of the financial year 1 January 2016 - 31 December 2016 shows a Profit before tax of EUR 876.810 and the Balance Sheet at 31 December 2016 a balance sheet total of EUR 4.755.407 and an equity of EUR 720.788.

Post financial year events
After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

Expectations for the future
The Company expects its operations to develop positively next year.

ACCOUNTING POLICIES

Reporting Class
The Annual Report of Ravnholtgård ApS for 2016 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B. The Company has applied certain additions from reporting class C.

Changed accounting policies, estimates and errors
Accounting policies has been changed as follows:

-Fixed assets is measured at fair value by adjusting the carrying amount through upwards or downwards adjustments in the Income Statement.

Apart from this, accounting policies remain unchanged from last year.

Comparative figures have not been adapted to the changed accounting policies.

Reporting currency
The Annual Report is presented in EUR.

General Information

Basis of recognition and measurement
Income is recognised in the Income Statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortised cost. 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 accrue 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 attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Income Statement

Gross profit/loss
The Company has decided to aggregate certain items of the Income Statement in accordance with the provisions of Section 32 of the Danish Financial Statements Act.

Revenue
Income from delivery of services is recognised as revenue as the service is delivered.

Other sales revenues are recognised as revenue according to the invoicing principle.

Raw materials and fooder
Costs for raw materials and fooder comprise purchase of goods and services for resale.

Other external expenses
Other external expenses comprise expenses regarding sale and administration.

Fair value adjustment of investment assets and debts
Adjustments of investment assets and debts measured at fair value are recognised as a separate item in the Income Statement.

Financial income and expenses
Financial income and expenses are recognised in the Income Statement with the amounts that concern the financial year. Financial income and expenses include interest income and expenses, realised and unrealised capital gains and losses regarding securities, debt and foreign currency transactions, dividends received from other equity investments, amortisation of financial assets and liabilities as well as surcharges and allowances under the tax repayment scheme.

Tax on net profit/loss for the year
Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity. The Company and the Danish associates are taxed jointly. The Danish income tax is distributed between profit- and loss-making Danish enterprises in relation to their taxable income (full distribution).

ACCOUNTING POLICIES

Balance Sheet

Intangible assets
Payment entitlements are recognised at the date of acquisition at cost plus costs directly attributable to the acquisition. Subsequently, payment entitlements are measured at fair value by adjusting the carrying amount through upwards or downwards adjustments in the Income Statement.

Tangible assets
Tangible assets are recognised at the date of acquisition at cost plus costs directly attributable to the acquisition. Subsequently, payment entitlements are measured at fair value by adjusting the carrying amount through upwards or downwards adjustments in the Income Statement.

Investment property
Investment property comprises investment in land and buildings for the purpose of achieving a return on the invested capital in the form of regular operating income and a capital gain on resale. Investment property is recognised at the date of acquisition at cost plus costs directly attributable to the acquisition. Interest and other borrowing costs in the construction period are recognised in cost. Subsequently, investment property is measured at fair value by adjusting the carrying amount through upwards or downwards adjustments in the Income Statement. For calculation of the fair value, an individually determined discount rate is used based on capitalisation of the expected, continuing future operating income from the property. In so far as current market prices are available for comparable property, these will form the basis of the assessment of the fair value of the property.

Receivables
Receivables are measured at amortised cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Cash and cash equivalents
Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

Provisions
Deferred tax
Deferred tax and the associated adjustments for the year are determined according to the balance-sheet liability method as the tax base of all temporary differences between carrying amounts and the tax bases of assets and liabilities.

Deferred tax assets, including the tax base of tax losses allowed for carryforward, are recognised at the value at which they are expected to be used, either by elimination in tax on future earnings or by set-off against deferred tax liabilities in enterprises within the same legal entity and jurisdiction.

ACCOUNTING POLICIES

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax.

Financial liabilities
Fixed-rate loans such as mortgage loans and loans from credit institutions are recognised initially at the proceeds received less transaction expenses incurred. In subsequent periods, loans are measured at amortised cost so that the difference between the proceeds and the nominal value is recognised in the Income Statement as an interest expense over the term of the loan.

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

Current tax liabilities
Current tax liabilities and current tax receivables are recognised in the Balance Sheet as calculated tax on the expected taxable income for the year, adjusted for tax on taxable income for previous years as well as for tax prepaid.

Contingent assets and liabilities
Contingent assets and liabilities are not recognised in the Balance Sheet but appear only in the notes.

INCOME STATEMENT

	Note	2016 EUR	2015 EUR
Gross profit		**43.354**	**45.351**
Employee benefits costs	1	0	0
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		43.275	-21.486
Gains from current value adjustments of investment assets		858.201	0
Profit from ordinary operating activities		**944.830**	**23.865**
Financial income		908	0
Other financial costs		-68.928	-1.191
Profit from ordinary activities before tax		**876.810**	**22.674**
Tax expense on ordinary activities		-188.511	-5.649
Profit		**688.299**	**17.025**
Proposed distribution of results			
Retained earnings		688.299	17.025
Distribution of profit		**688.299**	**17.025**

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BALANCE SHEET
31 DECEMBER 2016

	Note	2016 EUR	2015 EUR
Assets			
Payment entitlements	2	13.451	6.021
Intangible assets		**13.451**	**6.021**
Land and buildings	3	3.833.531	2.903.387
Fixtures, fittings, tools and equipment	4	94.157	119.910
Property, plant and equipment		**3.927.688**	**3.023.297**
Fixed assets		**3.941.139**	**3.029.318**
Short-term trade receivables		6.180	199.588
Current deferred tax		0	11.031
Receivables		**6.180**	**210.619**
Cash and cash equivalents		**808.088**	**58.445**
Current assets		**814.268**	**269.064**
Assets		**4.755.407**	**3.298.382**

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BALANCE SHEET
31 DECEMBER 2016

	Note	2016 EUR	2015 EUR
Liabilities and equity			
Contributed capital		10.761	10.761
Revaluation reserve		0	23.674
Retained earnings		710.027	21.728
Equity	5	**720.788**	**56.163**
Provisions for deferred tax		201.155	0
Provisions		**201.155**	**0**
Mortgage debt		1.860.458	0
Long-term liabilities other than provisions	6	**1.860.458**	**0**
Trade payables		876	0
Payables to group enterprises		1.954.429	0
Other payables		17.701	3.242.219
Short-term liabilities other than provisions		**1.973.006**	**3.242.219**
Liabilities other than provisions within the business		**3.833.464**	**3.242.219**
Liabilities and equity		**4.755.407**	**3.298.382**

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NOTES

	2016	2015
1. Employee benefits expense		
Average number of employees	0	0
2. Payment entitlements		
Cost at the beginning of the year	10.195	10.836
Disposal during the year	0	-641
Cost at the end of the year	**10.195**	**10.195**
Depreciation and amortisation at the beginning of the year	-4.174	-2.167
Amortisation for the year	4.174	-2.007
Impairment losses and amortisation at the end of the year	**0**	**-4.174**
Adjustments for the year	3.256	0
Fair value adjustments at the end of the year	**3.256**	**0**
Carrying amount at the end of the year	**13.451**	**6.021**
3. Land and buildings		
Cost at the beginning of the year	2.925.993	3.106.485
Addition during the year, incl. improvements	10.344	6.680
Disposal during the year	0	-187.172
Cost at the end of the year	**2.936.337**	**2.925.993**
Depreciation and amortisation at the beginning of the year	-22.606	-13.208
Amortisation for the year	22.606	-11.303
Reversal of impairment losses and amortisation of disposed assets	0	1.905
Impairment losses and amortisation at the end of the year	**0**	**-22.606**
Adjustments for the year	897.194	0
Fair value adjustments at the end of the year	**897.194**	**0**
Carrying amount at the end of the year	**3.833.531**	**2.903.387**

NOTES

	2016	2015
4. Fixtures, fittings, tools and equipment		
Cost at the beginning of the year	136.405	136.405
Cost at the end of the year	**136.405**	**136.405**
Depreciation and amortisation at the beginning of the year	-16.495	-8.319
Amortisation for the year	16.495	-8.176
Impairment losses and amortisation at the end of the year	**0**	**-16.495**
Adjustments for the year	-42.248	0
Fair value adjustments at the end of the year	**-42.248**	**0**
Carrying amount at the end of the year	**94.157**	**119.910**

5. Statement of changes in equity

	Contributed capital	Retained earnings	Revaluation reserve	Total
Equity, beginning balance	10.761	21.728	23.674	56.163
Proposed distribution of results	0	688.299	0	688.299
Additions during the year	0	0	-23.674	-23.674
	10.761	**710.027**	**0**	**720.788**

The share capital has remained unchanged since the date of formation.

6. Long-term liabilities

	Due after 1 year	Due within 1 year	Due after 5 years
Mortgage debt	1.860.458	0	1.860.458
	1.860.458	**0**	**1.860.458**

7. Contingent liabilities

No contingent liabilities exist at the balance sheet date.

The Company is jointly taxed with the other enterprises in the group and are jointly and severally liable for the taxes that concern the joint taxation. The total amount appears from the annual report of Farm Company A/S which is the administration company in the joint taxation.

NOTES

8. Collaterals and securities

As security for mortgage debt the company has granted a charge on land and buildings whose carrying amount was T.EUR 3.834 at 31 December 2016.

9. Assumptions on calculation method of fair value for assets and liabilities

By the preparation of the financial statement the management had to make assumptions affecting the assets and liabilities as at balance sheet date and also the sales and expenses for the financial year. The management regularly evaluates these assessments and valuations.

The assessment and valuations are based on historical experiences and a number of other factors considered reasonable under the given circumstances. Under different circumstances the actual results can deviate from the assessments, cf. the accounting policies.

The following assessments are significant in order to describe the financial position:

The investment property is assessed to an estimated market value based on a technical calculation on a return-based model and with a rate of return on 2,68%. Deviations can occur on the assessed open market value of the property. The property value and the company´s equity is affected as listed below, should a change in the rate of return occur;

	Property value	**Change**	**Equity**
Change, rate of return +1,0 per cent	2.789.667	-1.135.021	-166.869
Change, rate of return +0,5 per cent	3.310.127	-617.561	239.090
Net factor, rate of return	3.927.688	0	720.788
Change, rate of return -0,5 per cent	4.828.534	900.846	1.423.448
Change, rate of return -1,0 per cent	5.935.996	2.008.308	2.287.268