

## **Ejendomsselskabet 3 M ApS**

Guldborgsundvej 1  
6705 Esbjerg Ø  
Business Registration No  
35636587

## **Annual report 01.05.2018 - 31.12.2018**

The Annual General Meeting adopted the annual report on 17.04.2019

### **Chairman of the General Meeting**

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Name: Henrik Larsen

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## Entity details

### Entity

Ejendomsselskabet 3 M ApS  
Guldborgsundvej 1  
6705 Esbjerg Ø

Central Business Registration No (CVR): 35636587

Registered in: Esbjerg

Financial year: 01.05.2018 - 31.12.2018

### Executive Board

Niels Grening Langerhuus

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Dokken 8  
Postbox 200  
6701 Esbjerg

## **Statement by Management on the annual report**

The Executive Board have today considered and approved the annual report of Ejendomsselskabet 3 M ApS for the financial year 01.05.2018 - 31.12.2018.

The annual report is presented in accordance with the Danish Financial Statements Act.

In my 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 01.05.2018 - 31.12.2018.

I believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

I recommend the annual report for adoption at the Annual General Meeting.

Esbjerg, 17.04.2019

### **Executive Board**

Niels Grening Langerhuus

# Independent auditor's extended review report

## To the shareholders of Ejendomsselskabet 3 M ApS

### Conclusion

We have performed an extended review of the financial statements of Ejendomsselskabet 3 M ApS for the financial year 01.05.2018 - 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.

Based on our extended review, 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 01.05.2018 - 31.12.2018 in accordance with the Danish Financial Statements Act.

### Basis for conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements". We are independent of the Entity 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

### 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, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting 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 extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

## Independent auditor's extended review report

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

### 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 extended review 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 extended review 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.

Based on the work we have performed, we conclude that the management commentary is in accordance with financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Esbjerg, 17.04.2019

## Deloitte

Statsautoriseret Revisionspartnerselskab  
Central Business Registration No (CVR) 33963556

Henrik Harbo Andersen  
State Authorised Public Accountant  
Identification No (MNE) mne19699

## Management commentary

### Primary activities

The activity of the entity consist of construction and rent of the building and similar fields.

### Development in activities and finances

In 2018 the entity realized a profit of 703 t.DKK which is considered satisfying by the executive board.

The profit of the financial period is affected by change of the financial year. This financial year represents the period 1<sup>st</sup> of May to 31<sup>st</sup> of December.

### 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>2017/18 DKK</u>
<b>Gross profit</b>		<b>1,938,776</b>	<b>3,304,898</b>
Depreciation, amortisation and impairment losses		(377,350)	(548,000)
<b>Operating profit/loss</b>		<b>1,561,426</b>	<b>2,756,898</b>
Other financial expenses	2	(644,549)	(939,277)
<b>Profit/loss before tax</b>		<b>916,877</b>	<b>1,817,621</b>
Tax on profit/loss for the year	3	(214,198)	(419,844)
<b>Profit/loss for the year</b>		<b>702,679</b>	<b>1,397,777</b>
<b>Proposed distribution of profit/loss</b>			
Ordinary dividend for the financial year		350,000	0
Retained earnings		352,679	1,397,777
		<b>702,679</b>	<b>1,397,777</b>



**Balance sheet at 31.12.2018**

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017/18 DKK</u>
Land and buildings		43,886,540	44,263,890
<b>Property, plant and equipment</b>	4	<b>43,886,540</b>	<b>44,263,890</b>
<b>Fixed assets</b>		<b>43,886,540</b>	<b>44,263,890</b>
Cash		55,000	131,119
<b>Current assets</b>		<b>55,000</b>	<b>131,119</b>
<b>Assets</b>		<b>43,941,540</b>	<b>44,395,009</b>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>	<u>2017/18 DKK</u>
Contributed capital		100,000	100,000
Retained earnings		4,160,384	3,807,705
Proposed dividend		350,000	0
<b>Equity</b>		<b><u>4,610,384</u></b>	<b><u>3,907,705</u></b>
Deferred tax		1,392,000	1,475,000
<b>Provisions</b>		<b><u>1,392,000</u></b>	<b><u>1,475,000</u></b>
Mortgage debt		15,577,452	16,185,504
Bank loans		9,558,907	8,053,373
Deposits		1,650,000	1,650,000
Joint taxation contribution payable		297,198	0
<b>Non-current liabilities other than provisions</b>	5	<b><u>27,083,557</u></b>	<b><u>25,888,877</u></b>
Current portion of long-term liabilities other than provisions	5	2,404,576	2,379,000
Payables to group enterprises		8,068,329	10,300,541
Joint taxation contribution payable		0	129,844
Other payables		382,694	314,042
<b>Current liabilities other than provisions</b>		<b><u>10,855,599</u></b>	<b><u>13,123,427</u></b>
<b>Liabilities other than provisions</b>		<b><u>37,939,156</u></b>	<b><u>39,012,304</u></b>
<b>Equity and liabilities</b>		<b><u>43,941,540</u></b>	<b><u>44,395,009</u></b>
Staff costs	1		
Contingent liabilities	6		
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## Statement of changes in equity for 2018

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Proposed dividend DKK</b>	<b>Total DKK</b>
Equity beginning of year	100,000	3,807,705	0	3,907,705
Profit/loss for the year	0	352,679	350,000	702,679
<b>Equity end of year</b>	<b>100,000</b>	<b>4,160,384</b>	<b>350,000</b>	<b>4,610,384</b>

## Notes

	<u>2018</u>	<u>2017/18</u>
<b>1. Staff costs</b>		
Average number of employees	<u>0</u>	<u>0</u>
	<u>2018</u>	<u>2017/18</u>
	<u>DKK</u>	<u>DKK</u>
<b>2. Other financial expenses</b>		
Financial expenses from group enterprises	198,000	253,000
Other interest expenses	446,549	683,277
Other financial expenses	<u>0</u>	<u>3,000</u>
	<b><u>644,549</u></b>	<b><u>939,277</u></b>
	<u>2018</u>	<u>2017/18</u>
	<u>DKK</u>	<u>DKK</u>
<b>3. Tax on profit/loss for the year</b>		
Change in deferred tax	(83,000)	290,000
Refund in joint taxation arrangement	<u>297,198</u>	<u>129,844</u>
	<b><u>214,198</u></b>	<b><u>419,844</u></b>
		<u>Land and buildings DKK</u>
<b>4. Property, plant and equipment</b>		
Cost beginning of year		<u>45,953,322</u>
<b>Cost end of year</b>		<b><u>45,953,322</u></b>
Depreciation and impairment losses beginning of year		(1,689,432)
Depreciation for the year		<u>(377,350)</u>
<b>Depreciation and impairment losses end of year</b>		<b><u>(2,066,782)</u></b>
<b>Carrying amount end of year</b>		<b><u>43,886,540</u></b>
Financial expenses included in carrying amount		<u>350,500</u>

## Notes

	<b>Due within 12 months 2018 DKK</b>	<b>Due within 12 months 2017/18 DKK</b>	<b>Due after more than 12 months 2018 DKK</b>	<b>Outstanding after 5 years DKK</b>
<b>5. Liabilities other than provisions</b>				
Mortgage debt	904,576	879,000	15,577,452	12,131,749
Bank loans	1,500,000	1,500,000	9,558,907	3,500,000
Deposits	0	0	1,650,000	1,650,000
Joint taxation contribution payable	0	0	297,198	0
	<b><u>2,404,576</u></b>	<b><u>2,379,000</u></b>	<b><u>27,083,557</u></b>	<b><u>17,281,749</u></b>

### 6. Contingent liabilities

The Entity participates in a Danish joint taxation arrangement in which Grening Holding ApS 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.

### 7. Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

Bank debt and bank debt in group enterprises are secured by way of a deposited mortgage deed registered to the mortgagor on plant of DKK 1.950.000 nominal.

The carrying amount of mortgaged bank loans amounts to tDKK 14,250

The carrying amount of mortgaged properties amounts to DKK 43,898,540.

### 8. Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:

Grening Holding ApS, Varde

## 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.

### Non-comparability

The entity has changed financial year from 1<sup>st</sup> of May to 30<sup>th</sup> of April to 1<sup>st</sup> of January to 31<sup>st</sup> of December. As a result this financial year represents the period 1<sup>st</sup> of May 2018 to 31<sup>st</sup> of December 2018. The comparative figures have not been modified for which reason the comparative figures are non-comparable.

### Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

### Income statement

#### Gross profit or loss

Gross profit or loss comprises revenue and external expenses.

#### Revenue

The rent is recognized in the income statement concurrently with the let. The rent recognized net of VAT.

#### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including office supplies.

#### Depreciation, amortisation and impairment losses

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

## Accounting policies

### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises and amortisation of financial liabilities 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.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

### Balance sheet

#### Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

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. Interest expenses on loans for the financing of the manufacture of property, plant and equipment are included in cost if they relate to the manufacturing period. All other finance costs are recognised in the income statement.

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, office	50 years
Buldings, stock and workshop	30 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.

### Cash

Cash comprises cash in hand and bank deposits.

### Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

## Accounting policies

### Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset or the planned settlement of each liability.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

### Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

### Other financial liabilities

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

### Joint taxation contributions payable or receivable

Current joint taxation contributions receivable or joint taxation contributions payable are recognised in the balance sheet, calculated as tax computed on the taxable income of the year, which has been adjusted for prepaid tax.