

# **Vestergaard Hejnsvig ApS**

Ravnholtgyden 5

6600 Vejen

CVR No. 37457310

## **Annual Report 2019**

4. financial year

The Annual Report was presented and  
adopted at the Annual General Meeting of  
the Company on 15 May 2020

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Jens Ohnemus  
Chairman

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## **Management's Statement**

Today, Management has considered and adopted the Annual Report of Vestergaard Hejnsvig ApS for the financial year 1 January 2019 - 31 December 2019.

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 2019 and of the results of the Company's operations for the financial year 1 January 2019 - 31 December 2019.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

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

Vejen, 10 March 2020

## **Executive Board**

Hans Thor Jensen  
Director

## **Supervisory Board**

Jens Ohnemus  
Chairman

Hans Thor Jensen  
Director

Maria Steiner Carlsson  
Non Executive director

## **Independent Auditors' Report**

### **To the shareholders of Vestergaard Hejnsvig ApS**

#### **Opinion**

We have audited the financial statements of Vestergaard Hejnsvig ApS for the financial year 1 January 2019 - 31 December 2019, which comprise an income statement, balance sheet, statement of changes in equity 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 2019 and of the results of its operations for the financial year 1 January 2019 - 31 December 2019 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.

#### **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 either 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 skepticism throughout the audit. We also:

## **Independent Auditors' Report**

- \*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.

### **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.

**Independent Auditors' Report**

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.

Næstved, 10 March 2020

**ENGELSTED PETERSEN**  
Statsaut. revisionsanpartsselskab  
CVR-no. 20658231

Lars Engelsted Petersen  
State Authorised Public Accountant  
mne11683

**Company details**

**Company**

Vestergaard Hejnsvig ApS  
Ravnholtgyden 5  
6600 Vejen

CVR No.

37457310

Date of formation

16 February 2016

Registered office

Vejen

**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  
Vestre Kaj 2, 1.  
4700 Næstved  
CVR-no.: 20658231

## **Management's Review**

### **The Company's principal activities**

The Company's principal activities consist in operation of farms and farmland.



## **Accounting Policies**

### **Reporting Class**

The Annual Report of Vestergaard Hejnsvig ApS for 2019 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, with the adoption of individual rules from class C.

### **Changed accounting policies, estimates and errors**

Accounting policies has been changed as follows:

-Fixed assets is measured at cost price instead of fair value. The change is due to the fact that the company has begun using the buildings for production instead of rental.

Apart from the above mentioned, the accounting policies are consistent with those of the previous 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**

The financial statement have been prepared under the historical cost princip.

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.

## **Accounting Policies**

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.

Gross profit is a combination of the items of revenue, other operation income, cost of raw and consumables and other external expenses.

### **Revenue**

Income from the sale of goods for resale and finished goods is recognised in the income statement if the goods have been delivered and the risk has passed to the buyer before year-end, if it is possible to calculate the income reliably. The revenue is exclusive of VAT and net of sales discounts.

Income from delivery of services is recognised on a straight-line basis in net sales, as the service is delivered.

### **Other external expenses**

Other external costs include costs for distribution, sales, advertising, administration, premises, loss of debtors, operating leasing costs etc.

### **Staff expenses**

Staff expenses comprise wages, salaries and other pay-related costs, such as sickness benefits for enterprise employees less wage/salary reimbursement, pensions and social security costs.

### **Amortisation and impairment of tangible and intangible assets**

Amortisation and impairment of intangible and tangible assets has been performed based on a continuing assessment of the useful life of the assets in the Company. Non-current assets are amortised on a straight line basis, based on cost, on the basis of the following assessment of useful life and residual values:

## Accounting Policies

	Useful life	Residual value
Properties	50 years	20%
Other fixtures and fittings, tools and equipment	3-10 years	20%

Payment entitlements and land are not amortised.

Profit or loss resulting from the sale of intangible or tangible assets is determined as the difference between the selling price less selling costs and the carrying amount at the date of sale, and is recognised in the Income Statement under other operating income or expenses.

### Financial income and expenses

Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, finance charges in respect of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the tax prepayment scheme.

Dividends equity investments are recognised as income in the financial year in which the dividends are declared.

### Tax on net profit 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).

## 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 measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses.

The depreciable amount is calculated taking into consideration the residual value of the asset at the end of its useful life, reduced by impairment losses, if any. The depreciation period and the residual value are determined at the date of acquisition. If the residual value exceeds the carrying amount of the asset, depreciation is discontinued.

## **Accounting Policies**

In case of changes in depreciation period or residual value, the effect of a change in depreciation period is recognised prospectively in accounting estimates.

Cost includes the purchase price and expenses directly related to the acquisition until the time when the asset is ready for use. The cost of self-constructed assets includes costs for materials, components, subcontractors, direct payroll costs and indirect production costs.

The cost of composite asset is disaggregated into components, which are separately depreciated if the useful lives of the individual components differ.

### **Inventories**

Inventories are measured at cost on the basis of the FIFO principle. Where the net realisable value is lower than cost, the inventories are written down to this lower value.

The net realisable value of inventories is calculated as the selling price less costs of completion and costs incurred to make the sale. The value is determined taking into account the negotiability of inventories, obsolescence and expected development in sales price.

### **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.

Impairment of accounts receivables past due is established on individual assessment of receivables.

### **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.

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.

## **Accounting Policies**

### **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.

### **Liabilities**

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Mortgage debt is accordingly measured at amortised cost, corresponding to the outstanding balance in case of cash loans. In case of bond loans, amortised cost corresponds to the outstanding balance determined as the underlying cash value of the loans at the time of borrowing adjusted for amortisation of capital losses on the loans over the repayment period.

Other liabilities, comprising deposits, trade payables and other accounts payable, are measured at amortised cost, which usually corresponds to the nominal value.

### **Contingent assets and liabilities**

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

**Income Statement**

	Note	2019 EUR	2018 EUR
<b>Gross profit</b>		<b>305.700</b>	<b>321.794</b>
Employee benefits expense	1	-87.106	0
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-74.502	0
Other operating expenses		-7.727	0
Gains from current value adjustments of investment assets		27.660	66.533
<b>Profit from ordinary operating activities</b>		<b>164.025</b>	<b>388.327</b>
Finance income		56	0
Other finance expenses		-32.338	-59.639
<b>Profit from ordinary activities before tax</b>		<b>131.743</b>	<b>328.688</b>
Tax expense on ordinary activities		-14.964	-76.878
<b>Profit</b>		<b>116.779</b>	<b>251.810</b>
<b>Proposed distribution of results</b>			
Retained earnings		116.779	251.810
<b>Distribution of profit</b>		<b>116.779</b>	<b>251.810</b>

**Balance Sheet as of 31 December**

	Note	2019 EUR	2018 EUR
<b>Assets</b>			
Payment entitlements	2	120.526	120.526
<b>Intangible assets</b>		<b>120.526</b>	<b>120.526</b>
Land and buildings	3	8.249.581	7.681.625
Fixtures, fittings, tools and equipment	4	243.301	133.917
<b>Property, plant and equipment</b>		<b>8.492.882</b>	<b>7.815.542</b>
<b>Fixed assets</b>		<b>8.613.408</b>	<b>7.936.068</b>
Raw materials and consumables		33.088	0
Livestock		529.713	0
<b>Inventories</b>		<b>562.801</b>	<b>0</b>
Short-term trade receivables		6.228	0
Other receivables		125.251	0
Deferred income assets		4.700	0
<b>Receivables</b>		<b>136.179</b>	<b>0</b>
<b>Cash and cash equivalents</b>		<b>9.538</b>	<b>496.200</b>
<b>Current assets</b>		<b>708.518</b>	<b>496.200</b>
<b>Assets</b>		<b>9.321.926</b>	<b>8.432.268</b>

**Balance Sheet as of 31 December**

	Note	2019 EUR	2018 EUR
<b>Liabilities and equity</b>			
Contributed capital		6.725	6.725
Retained earnings		911.649	794.870
<b>Equity</b>		<b>918.374</b>	<b>801.595</b>
Provisions for deferred tax		241.332	230.051
<b>Provisions</b>		<b>241.332</b>	<b>230.051</b>
Mortgage debt		4.655.360	4.757.407
<b>Long-term liabilities other than provisions</b>	5	<b>4.655.360</b>	<b>4.757.407</b>
Short-term part of long-term liabilities other than provisions		101.529	99.400
Trade payables		114.065	1.235
Payables to group enterprises		3.281.215	2.467.320
Tax payables		3.206	0
Other payables		3.958	52.627
Deposits, liabilities other than provisions		2.887	22.633
<b>Short-term liabilities other than provisions</b>		<b>3.506.860</b>	<b>2.643.215</b>
<b>Liabilities other than provisions within the business</b>		<b>8.162.220</b>	<b>7.400.622</b>
<b>Liabilities and equity</b>		<b>9.321.926</b>	<b>8.432.268</b>
Contingent liabilities	6		
Collaterals and assets pledges as security	7		



## Statement of changes in Equity

	<b>Contributed</b>	<b>Retained</b>	
	<b>capital</b>	<b>earnings</b>	<b>Total</b>
Equity 1 January 2019	6.725	794.870	801.595
Profit (loss)	0	116.779	116.779
<b>Equity 31 December 2019</b>	<b>6.725</b>	<b>911.649</b>	<b>918.374</b>

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

**Notes**

	<b>2019</b>	<b>2018</b>
	<b>EUR</b>	<b>EUR</b>
<b>1. Employee benefits expense</b>		
Wages and salaries	72.235	0
Social security contributions	1.143	0
Other employee expense	13.728	0
	<b>87.106</b>	<b>0</b>
Average number of employees	1	0
<b>2. Payment entitlements</b>		
Cost at the beginning of the year	138.719	138.719
Addition during the year, incl. improvements	2.722	0
<b>Cost at the end of the year</b>	<b>141.441</b>	<b>138.719</b>
Fair value adjustments at the beginning of the year	-18.193	-31.263
Adjustments for the year	-2.722	13.070
<b>Fair value adjustments at the end of the year</b>	<b>-20.915</b>	<b>-18.193</b>
<b>Carrying amount at the end of the year</b>	<b>120.526</b>	<b>120.526</b>
<b>3. Land and buildings</b>		
Cost at the beginning of the year	6.813.825	6.802.978
Addition during the year, incl. improvements	676.511	10.847
Disposal during the year	-90.644	0
<b>Cost at the end of the year</b>	<b>7.399.692</b>	<b>6.813.825</b>
Depreciation and amortisation at the beginning of the year	0	0
Amortisation for the year	-48.293	0
<b>Impairment losses and amortisation at the end of the year</b>	<b>-48.293</b>	<b>0</b>
Fair value adjustments at the beginning of the year	867.800	837.579
Adjustments for the year	30.382	30.221
<b>Fair value adjustments at the end of the year</b>	<b>898.182</b>	<b>867.800</b>
<b>Carrying amount at the end of the year</b>	<b>8.249.581</b>	<b>7.681.625</b>

Notes

	<b>2019</b>	<b>2018</b>
	<b>EUR</b>	<b>EUR</b>
<b>4. Fixtures, fittings, tools and equipment</b>		
Cost at the beginning of the year	188.553	188.553
Addition during the year, incl. improvements	135.593	0
<b>Cost at the end of the year</b>	<b>324.146</b>	<b>188.553</b>
Depreciation and amortisation at the beginning of the year	0	0
Amortisation for the year	-26.209	0
<b>Impairment losses and amortisation at the end of the year</b>	<b>-26.209</b>	<b>0</b>
Fair value adjustments at the beginning of the year	-54.636	-54.233
Adjustments for the year	0	-403
<b>Fair value adjustments at the end of the year</b>	<b>-54.636</b>	<b>-54.636</b>
<b>Carrying amount at the end of the year</b>	<b>243.301</b>	<b>133.917</b>

**5. Long-term liabilities**

	<b>Due after 1 year EUR</b>	<b>Due within 1 year EUR</b>	<b>Due after 5 years EUR</b>
Mortgage debt	4.655.360	101.529	4.314.457
	<b>4.655.360</b>	<b>101.529</b>	<b>4.314.457</b>

**6. Contingent liabilities**

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 Harvest Group ApS which is the administration company in the joint taxation.

**7. Collaterals and securities**

As security for mortgage debt and debt to banks the company has granted a pledge on land and buildings on EUR 7.108.719.