

Martin Stolz Ejendomme ApS

Esbjerg Brygge 28

6700 Esbjerg

Business Registration No

38315382

Annual report 2018

The Annual General Meeting adopted the annual report on 17.05.2019

Chairman of the General Meeting

Name: Martin Karl Stolz

Contents

| | <u>Page</u> |
|--|--------------------|
| Entity details | 1 |
| Statement by Management on the annual report | 2 |
| The independent auditor's compilation report | 3 |
| Management commentary | 4 |
| Income statement for 2018 | 5 |
| Balance sheet at 31.12.2018 | 6 |
| Statement of changes in equity for 2018 | 8 |
| Notes | 9 |
| Accounting policies | 10 |

Entity details

Entity

Martin Stolz Ejendomme ApS
Esbjerg Brygge 28
6700 Esbjerg

Central Business Registration No (CVR): 38315382
Registered in: Esbjerg
Financial year: 01.01.2018 - 31.12.2018

Executive Board

Martin Karl Stolz, CEO

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 Martin Stolz Ejendomme ApS for the financial year 01.01.2018 - 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 01.01.2018 - 31.12.2018.

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

I consider the preconditions for not auditing the financial statements for the financial year 01.01.2018 - 31.12.2018 as complied with.

I recommend to the Annual General Meeting that the financial statements for the next financial year not be audited.

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

Esbjerg, 17.05.2019

Executive Board

Martin Karl Stolz
CEO

The independent auditor's compilation report

To the Management of Martin Stolz Ejendomme ApS

We have compiled the financial statements of Martin Stolz Ejendomme ApS for the financial year 01.01.2018 - 31.12.2018 based on the Entity's bookkeeping records and other information Management has provided.

These financial statements comprise the income statement, balance sheet, statement of changes in equity, notes and accounting policies.

We performed this compilation engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist Management in the preparation and presentation of these financial statements in accordance with the Danish Financial Statements Act. We have complied with relevant provisions of the Danish Public Accountants Act and FSR – Danish Auditors' Code of Conduct for professional accountants, including principles of integrity, objectivity, professional competence and due care.

These financial statements and the accuracy and completeness of the information used to compile the financial statements are Management's responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the disclosures Management provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion about whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Esbjerg, 17.05.2019

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 primary activities of the company is investment in property.

Development in activities and finances

The profit of the company is a loss of 224.758 DKK and equity is negative by 374.738 DKK.

Outlook

The Company is covered by the Danish Private Companies Act § 119, concerning capital loss. The capital is expected to be re-established by earnings in the years to come. The mother company and main creditor, Holding Kaufhaus Martin Stolz GmbH, has confirmed that they will continue to support the company financially in order to continue the operations in the following years.

We refer to note 1 of the annual report for further details.

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 DKK</u> |
|---|--------------|-------------------------|-------------------------|
| Gross loss | | (113,707) | (109,737) |
| Other financial expenses | 2 | <u>(111,051)</u> | <u>(90,243)</u> |
| Profit/loss for the year | | <u>(224,758)</u> | <u>(199,980)</u> |
| Proposed distribution of profit/loss | | | |
| Retained earnings | | <u>(224,758)</u> | <u>(199,980)</u> |
| | | <u>(224,758)</u> | <u>(199,980)</u> |

Balance sheet at 31.12.2018

| | <u>Notes</u> | <u>2018 DKK</u> | <u>2017 DKK</u> |
|---|--------------|-------------------------|-------------------------|
| Property, plant and equipment in progress | | <u>5,131,766</u> | <u>5,131,766</u> |
| Property, plant and equipment | 3 | <u>5,131,766</u> | <u>5,131,766</u> |
| Fixed assets | | <u>5,131,766</u> | <u>5,131,766</u> |
| Other receivables | | <u>5,979</u> | <u>17,174</u> |
| Receivables | | <u>5,979</u> | <u>17,174</u> |
| Cash | | <u>57,070</u> | <u>87,289</u> |
| Current assets | | <u>63,049</u> | <u>104,463</u> |
| Assets | | <u>5,194,815</u> | <u>5,236,229</u> |

Balance sheet at 31.12.2018

| | <u>Notes</u> | <u>2018</u> <u>DKK</u> | <u>2017</u> <u>DKK</u> |
|--|--------------|---------------------------|---------------------------|
| Contributed capital | | 50,000 | 50,000 |
| Retained earnings | | <u>(424,738)</u> | <u>(199,980)</u> |
| Equity | | <u>(374,738)</u> | <u>(149,980)</u> |
| | | | |
| Payables to group enterprises | | 5,557,553 | 5,374,209 |
| Other payables | | <u>12,000</u> | <u>12,000</u> |
| Current liabilities other than provisions | | <u>5,569,553</u> | <u>5,386,209</u> |
| | | | |
| Liabilities other than provisions | | <u>5,569,553</u> | <u>5,386,209</u> |
| | | | |
| Equity and liabilities | | <u>5,194,815</u> | <u>5,236,229</u> |
| | | | |
| Going concern | 1 | | |
| Contingent liabilities | 4 | | |

Statement of changes in equity for 2018

| | Contributed capital DKK | Retained earnings DKK | Total DKK |
|---------------------------|--|--------------------------------------|-------------------------|
| | <u>DKK</u> | <u>DKK</u> | <u>DKK</u> |
| Equity beginning of year | 50,000 | (199,980) | (149,980) |
| Profit/loss for the year | <u>0</u> | <u>(224,758)</u> | <u>(224,758)</u> |
| Equity end of year | <u>50,000</u> | <u>(424,738)</u> | <u>(374,738)</u> |

Notes

1. Going concern

The company realised a loss of 224.758 DKK in 2018. As a result the contributed capital has been lost. It is the second financial year of the company, and its income activities has not been started yet. The management of the company evaluate that the company will reestablish the contributed capital when the income activities begin. The mother company has confirmed that they will continue to support Martin Stolz Ejendomme ApS in the following year to maintain operations in Martin Stolz Ejendomme ApS.

| | 2018 | 2017 |
|---|----------------|--|
| | DKK | DKK |
| 2. Other financial expenses | | |
| Financial expenses from group enterprises | 108,972 | 88,102 |
| Other interest expenses | 358 | 0 |
| Other financial expenses | 1,721 | 2,141 |
| | 111,051 | 90,243 |
| | | Property, plant and equipment in progress DKK |
| 3. Property, plant and equipment | | |
| Cost beginning of year | | 5,131,766 |
| Cost end of year | | 5,131,766 |
| Carrying amount end of year | | 5,131,766 |

4. Contingent liabilities

The company has no collateral or guarantees as of 31st of December 2018.

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.

Income statement

Gross profit or loss

Gross profit or loss comprises external expenses.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies etc.

Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

Balance sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Property in progress 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.

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 | 25 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.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

Accounting policies

Cash

Cash comprises bank deposits.

Other financial liabilities

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