

# DSV Real Estate Copenhagen A/S

Hovedgaden 630, 2640 Hedehusene

CVR No. 39 54 61 32


## Annual Report

for the period 7 May to 31 December 2018

1st financial year

Approved at the Company's Annual General Meeting on 28 May 2019

Chairman:

A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be a cursive name.

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**Statement by Management on the Annual Report**

Today, the Executive Board have discussed and approved the annual report of DSV Real Estate Copenhagen A/S for the financial year 7 May 2018 - 31 December 2018.

The Annual Report has been prepared in accordance with the provisions of 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 31 December 2018 and of the results of the Company's operations for the financial year 7 May 2018 - 31 December 2018.

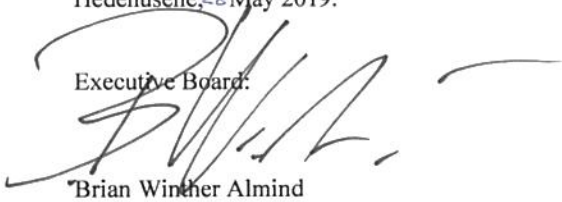
Further, in our opinion, the Management's review gives a fair review of the development in the Company's operations and financial matters and the result of the Company's operations and financial position.

At the board meeting it will be decided that the annual accounts for 2019 onwards are not subject to audit. The board of directors and the managing director considers the requirements of omission of audit as met.

We recommend that the Annual Report be approved at the Annual General Meeting.

Hedehusene, 28 May 2019.

Executive Board:



Brian Winther Almind

Board of Directors:



Jens Bjørn Andersen  
Chairman



Jens H. Lund



Brian Winther Almind

## INDEPENDENT AUDITOR'S REPORT

To the shareholder of DSV Real Estate Copenhagen A/S

### Opinion

We have audited the financial statements of DSV Real Estate Copenhagen A/S for the financial year 7 May – 31 December 2018, which comprise an 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 31 December 2018 and of the results of the Company's operations for the financial year 7 May – 31 December 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 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 are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### 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 our procedures, 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.

### 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.

### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about 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 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.

### Independent Auditor's Report (continued)

As part of an audit conducted in accordance with ISAs and additional requirements applicable in Denmark, we exercise professional judgement and maintain professional skepticism 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.
- ▶ 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 conclusion is 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 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.

Copenhagen, 28 May 2019

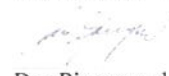
**PricewaterhouseCoopers**  
Statsautoriseret Revisionspartnerselskab  
CVR No 33 77 12 31



Kim Fücksel

State Authorised Public Accountant  
MNE-nr. 9291

**PricewaterhouseCoopers**  
Statsautoriseret Revisionspartnerselskab  
CVR No 33 77 12 31



Dan Bjerregaard

State Authorised Public Accountant  
MNE-nr. 33701

## INFORMATION ABOUT THE COMPANY

DSV Real Estate Copenhagen A/S  
Hovedgaden 630  
2640 Hedehusene  
Tel: +45 43 20 30 40  
Fax: +45 43 20 30 41

### **Executive Board:**

Brian Winther Almind

### **Board of Directors**

Jens Bjørn Andersen, (Chairman)  
Jens H. Lund  
Brian Winther Almind

### **Auditors:**

PricewaterhouseCoopers  
Statsautoriseret Revisionspartnerselskab

### **Shareholders holding 5% or more of the share capital or the voting rights:**

DSV Road Holding A/S, Hedehusene (100%)

### **Parent company:**

DSV Road Holding A/S, Hedehusene (100%)

## **Management's review**

### **Main activity**

The objects of the Company are to own and manage properties in the field of warehousing and other activities deemed relevant by Management.

### **Financial review**

The income statement of the Company for 2018 shows a loss of TDKK 52 and at 31 December 2018 the balance sheet of the Company shows equity of TDKK 448. The management considers the Company's operating loss as satisfactory.

The company had investments amounting to MDKK 14.1.

### **Targets and expectations for the year ahead**

For the year 2019, the Management expects an increased activity level and a result similar to 2018 with a minor loss.

### **Subsequent events**

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Financial statements 7 May 2018 – 31 December 2018

INCOME STATEMENT

	2018
Note	DKK '000
Other external expenses	-25
<b>Gross margin</b>	<u>-25</u>
3 Financial expenses	-42
<b>Profit before tax</b>	<u>-67</u>
4 Tax for the year	15
<b>Profit for the year</b>	<u><u>-52</u></u>
<b>Recommended appropriation of profit</b>	
Transferred to reserves under equity	<u>-52</u>
	<u><u>-52</u></u>



Financial statements 7 May 2018 – 31 December 2018

BALANCE SHEET

Note	2018 DKK '000
<b>ASSETS</b>	
5 Land and buildings	14,146
<b>Total non-current assets</b>	<u>14,146</u>
Tax receivable	15
Other receivable	3,527
<b>Total current assets</b>	<u>3,542</u>
<b>TOTAL ASSETS</b>	<u><u>17,688</u></u>
<b>EQUITY AND LIABILITIES</b>	
<b>Equity</b>	
6 Share capital	500
Retained earnings	-52
<b>Total equity</b>	<u>448</u>
<b>Current liabilities</b>	
Payables to Group Companies	13,688
Other debt	3,552
<b>Total current liabilities</b>	<u>17,240</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>17,688</u></u>

- 1 Accounting policies
- 2 Staff costs
- 7 Contingent liabilities and other commitments
- 8 Related parties
- 9 Consolidated financial statements

Financial statements 7 May 2018 – 31 December 2018

STATEMENT OF CHANGES IN EQUITY

DKK'000	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Shareholders' Equity at 7 May 2018	500	0	500
Transfer, see "Appropriation of profit"	0	-52	-52
Shareholders' Equity at 31 December 2018	<u>500</u>	<u>-52</u>	<u>448</u>

Financial statements 7 May 2018 – 31 December 2018

Notes

**1 Accounting policies**

The Annual Report of DSV Real Estate Copenhagen A/S has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities. Furthermore, the Company has chosen to comply with some of the rules applying for class C enterprises.

This is the first financial year and therefore no comparative figures are disclosed.

The amounts in the Annual Report are stated in Danish kroner (DKK) and rounded to the nearest thousands.

**Foreign currency translation**

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rate at the transaction date and the rate at the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at closing rates. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

**Income statement**

**Other external expenses**

Other external expenses comprise expenses incurred during the year related to management and administration of the Company.

**Financial income and expenses**

Financial income and expenses comprise interest income and expense, realised and unrealised gains and losses on payables and transactions denominated in foreign currencies, amortisation of financial assets as well as surcharges and refunds under the on-account tax scheme, etc.

**Tax for the year**

Tax for the year comprises current tax for the year and changes in deferred tax. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity. The tax expense recognised in the income statement relating to the extraordinary profit/loss for the year is allocated to this item whereas the remaining tax expense is allocated to the profit/loss for the year from ordinary activities.

**Balance sheet**

**Tangible fixed assets**

Land and Buildings and operating equipment are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the acquisition price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub suppliers, and wages and salaries. Cost is attributable to the present value of the estimated liabilities for dismantling and removal of the assets as well as retabling to the extent that they are recognised as provisions. Cost for a total asset is divided into separate elements which are depreciated separately in case the useful life of the individual elements is different.

The cost of assets under finance leases is determined as the lower of the fair value of the assets and the present value of the future minimum lease payments. When the present value is calculated, the implicit interest rate of the lease, or an alternative borrowing rate, is applied as the discount rate.

Financial statements 7 May 2018 – 31 December 2018

Notes

**1 Accounting policies (continued)**

Additional costs, e.g. by changing elements of a tangible asset, are recognised in the carrying amount of the asset in question, when it is likely that the payment will lead to future financial benefits for the company. The carrying amounts of the changes elements will not be recognised in the balance sheet but will be recognised in the profit and loss account. All other costs to ordinary repairing and maintenance are recognised in the profit and loss account at the time of incurrence.

Depreciation is provided on a straight-line basis over the expected useful lives of the assets. The expected useful lives are as follows:

- \* Land is not depreciated
- \* Buildings, 40-60 years
- \* Other plant and operating equipment, 3-8 years

The basis of depreciation is determined in consideration of the asset's residual value and is reduced by possible write-downs. The residual value is determined at the time of acquisition. Yearly reassessment of residual values of plant and equipment are carried out.

By changing the depreciation period or by reduction of the residual value, the effect for the forward-looking depreciation will be recognised as a change in the accounting estimates.

Depreciation is recognised in the income statement as amortisation and depreciation on tangible fixed assets.

Gains and losses on the disposal of tangible fixed assets are determined as the difference between the selling price less selling costs and the book value on the date of disposal. The gains or losses are recognised in the profit and loss account as depreciation and write-down.

**Receivables**

Receivables are measured at amortised cost.

**Equity**

***Dividend***

Dividend proposed for the year is recognised as a liability at the date when it is adopted at the annual general meeting (declaration date). Dividend expected to be distributed for the financial year is presented as a separate line item under "Equity".

**Corporation tax**

Current tax liabilities and outstanding current tax are included in the balance sheet as tax calculated on the taxable income for the year adjusted for tax from previous years' taxable income and pre-paid taxes.

**Current liabilities**

Liabilities are valued at net realisable value.

Financial statements 7 May 2018 – 31 December 2018

Notes

**2 Staff costs**

The company has no employees

**2018**  
**DKK'000**

**3 Financial expenses**

Interest expense to Group Companies

42

**4 Tax for the year**

Estimated tax on the taxable income for the year

15

**5 Land and buildings**

Cost at 7 May

0

Additions for the year

14,146

Total cost at 31 December

14,146

Total depreciation and impairment at 7 May

0

Depreciation for the year

0

Total depreciation and impairment at 31 December

0

Carrying amount at 31 December

14,146

**6 Share capital**

The share capital comprises:

Shares, 500,000 of DKK 1 nominal value each

500

There has been no changes to the share capital since the company was founded 7 May 2018.

**7 Contingent liabilities and other commitments**

The Company has no further commitments or liabilities except from those included in the financial statements.

The Company and its ultimate parent company, DSV A/S, are taxed on a joint basis. The Company is thus jointly and severally liable for any taxes relating to the joint taxation arrangement.

**8 Related parties**

DSV Real Estate Copenhagen A/S' related parties comprise the following:

**Parties exercising control**

DSV Road Holding A/S, Hovedgaden 630, 2640 Hedehusene, which exercises control.

**Other**

Transactions with other related parties comprise interest bearing accounts.

Transactions with related parties has been conducted on arms length principles.

There are not entered agreements or other transactions with companies where the Executive Board have had any financial interest except from transactions related to the conditions of employment.

**Financial statements 7 May 2018 – 31 December 2018**

**Notes**

**9 Consolidated financial statements**

The financial statements of DSV Real Estate Copenhagen A/S is included in the consolidated financial statements of DSV A/S, Hedehusene, Denmark. The consolidated financial statements of DSV A/S can be requested at the following adress:

DSV A/S  
Hovedgaden 630  
DK-2640 Hedehusene  
Denmark

or: [www.investor.dsv.com](http://www.investor.dsv.com)