

Dansk Demetra ApS

Amalievej 20

1875 Frederiksberg C

Business Registration No

39580799

**Annual report 15.05.2018
- 31.12.2018**

Perneo dokumentnagle: S5IEL-113GE-5M8VA-EFLVD-ZKYOI-ZWTBT

The Annual General Meeting adopted the annual report on

Chairman of the General Meeting



Name: SØREN DAMGAARD

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Entity details

Entity

Dansk Demetra ApS

Amalievej 20

1875 Frederiksberg C

Central Business Registration No (CVR): 39580799

Founded: 15.05.2018

Registered in: Frederiksberg

Financial year: 15.05.2018 - 31.12.2018

E-mail: Demetra@iwc.dk

Executive Board

Dennis Lanther

Celine Emilie Gaelle Claudon

Jesper Brunhøj Jensen

Auditors

KPMG Statsautoriseret Revisionspartnerselskab

Dampfærgevej 28

2100 København Ø

Statement by Management on the annual report

The Executive Board has today considered and approved the annual report of Dansk Demetra ApS for the financial year 15.05.2018 - 31.12.2018.

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 Entity's financial position at 31.12.2018 and of the results of its operations for the financial year 15.05.2018 - 31.12.2018.

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

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

Frederiksberg, 24.05.2019

Executive Board

Dennis Lanther

Celine Emilie Gaelle Claudon

Jesper Brunhøj Jensen

Independent auditor's report

To the shareholders of Dansk Demetra ApS

Opinion

We have audited the financial statements of Danske Demetra ApS for the financial year 15 May – 31 December 2018, comprising income statement, balance sheet 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 Company's assets, liabilities and financial position at 31 December 2018 and of the results of the Company's operations for the financial year 15 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 the 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 the 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.

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 that 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.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance as to 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 the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 financial statement users made on the basis of these financial statements.

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

- identify and assess the risks of material misstatement of the company 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

Independent auditor's report

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 conclusions are 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.

Statement on the management commentary

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 the work we have performed, 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.

København, 24.05.2019

KPMG

Statsautoriseret Revisionspartnerselskab

Central Business Registration No (CVR) 25578198

Michael Tuborg

State Authorised Public Accountant

Identification No (MNE) mne24621

Management commentary

Primary activities

The objectives of the company are to invest in farm land properties in Denmark and any other business activities related hereto.

Development in activities and finances

The income statement for 2018 shows a loss after tax of DKK 962.635. Equity at year-end 2018 is DKK 69.093.865.

Outlook and other forward-looking statements

The company will focus on buying Danish farm land and lease it to skilled tenants.

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</u> <u>DKK</u>
Revenue		267.549
Other external expenses	1	<u>(1.178.293)</u>
Gross profit/loss		(910.744)
Depreciation, amortisation and impairment losses		<u>(28.539)</u>
Operating profit/loss		(939.283)
Other financial expenses		<u>(10.820)</u>
Profit/loss before tax		(950.103)
Tax on profit/loss for the year	2	<u>(12.532)</u>
Profit/loss for the year		<u>(962.635)</u>
Proposed distribution of profit/loss		
Retained earnings		<u>(962.635)</u>
		<u>(962.635)</u>

Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018 DKK</u>
Land and buildings		<u>68.406.281</u>
Property, plant and equipment	3	<u>68.406.281</u>
Deferred tax		<u>6.279</u>
Fixed asset investments		<u>6.279</u>
Fixed assets		<u>68.412.560</u>
Trade receivables		262.349
Other receivables		164.986
Prepayments		<u>13.705</u>
Receivables		<u>441.040</u>
Cash		<u>1.045.678</u>
Current assets		<u>1.486.718</u>
Assets		<u>69.899.278</u>

Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2018</u> <u>DKK</u>
Contributed capital		50.000
Retained earnings		<u>69.043.865</u>
Equity		<u>69.093.865</u>
Other payables		<u>805.413</u>
Current liabilities other than provisions		<u>805.413</u>
Liabilities other than provisions		<u>805.413</u>
Equity and liabilities		<u>69.899.278</u>

Statement of changes in equity for 2018

	Contributed capital DKK	Retained earnings DKK	Total DKK
Contributed upon formation	50.000	0	50.000
Increase of capital	0	70.006.500	70.006.500
Profit/loss for the year	0	(962.635)	(962.635)
Equity end of year	50.000	69.043.865	69.093.865

Notes

1. Other external expenses

Other external cost also includes acquisition cost related to the purchase of the investment property.

	2018
	DKK
2. Tax on profit/loss for the year	
Current tax	18.811
Change in deferred tax	<u>(6.279)</u>
	<u>12.532</u>

3. Property, plant and equipment

	Land	Buildings	Total
	DKK	DKK	DKK
Additions	<u>61.934.820</u>	<u>6.500.000</u>	<u>68.434.820</u>
Cost end of year	<u>61.934.820</u>	<u>6.500.000</u>	<u>68.434.820</u>
Depreciation for the year	<u>0</u>	<u>(28.539)</u>	<u>(28.539)</u>
Depreciation and impairment losses end of year	<u>0</u>	<u>(28.539)</u>	<u>(28.539)</u>
Carry amount end of year	<u>61.934.820</u>	<u>6.471.461</u>	<u>68.406.281</u>

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.

Income statement

Revenue

Revenue consists of rental income from land and buildings.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, management fees, legal costs, and due diligence costs, etc. This item also includes writedowns of receivables recognised in current assets

Depreciation, amortisation and impairment losses

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

Other financial expenses

Other financial expenses comprise interest expenses.

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.

Balance sheet

Property, plant and equipment

Land and buildings, plant and machinery as well as other fixtures and fittings, tools and equipment 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.

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	15- 50 years
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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.

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. 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.

Receivables

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

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Other financial liabilities

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

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Celine Emilie Gælle Claudon

Bestyrelsesmedlem

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Michael Tuborg Jensen

Revisor

Serienummer: PID:9208-2002-2-917423977731

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Jesper Brunhøj Jensen

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Dennis Lanther

Bestyrelsesmedlem

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