

dz Invest A/SMaglebjergvej 5D
2800 Kgs. Lyngby

CVR no. 61 78 53 10

Annual report for 2016/17

(37th Financial year)

Adopted at the annual general meeting
on 23 November 2017

Frederik Hasselkjær-Schmidt
chairman

Contents

Page

Statements

Statement by management on the annual report	1
Independent auditor's report	2

Management's review

Company details	5
Management's review	6

Financial statements

Accounting policies	7
Income Statement	10
Balance Sheet	11
Notes to the annual report	13

Statement by management on the annual report

The supervisory and executive boards have today discussed and approved the annual report of dz Invest A/S for the financial year 1 July 2016 - 30 June 2017.

The annual report is 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 30 June 2017 and of the results of the company's operations for the financial year 1 July 2016 - 30 June 2017.

In our opinion, management's review includes a fair review of the matters dealt with in the management's review.

Management recommends that the annual report should be approved at the annual general meeting.

Kgs. Lyngby, 23 November 2017

Executive board

Frederik Hasselkjær-Schmidt

Board of Directors

Jens Bang Liebst

Louise Eeg-Schmidt

Frederik Hasselkjær-Schmidt

Independent auditor's report

To the shareholder of dz Invest A/S

Opinion

We have audited the financial statements of dz Invest A/S for the financial year 1 July 2016 - 30 June 2017, which comprise a summary of significant accounting policies, income statement, balance sheet and notes. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the company's financial position at 30 juni 2017 and of the results of the company's operations for the financial year 1 July 2016 - 30 June 2017 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 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 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.

Auditor's 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 the 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 these financial statements

Independent auditor's report

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment 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 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 management's review

Management is responsible for management's review.

Our opinion on the financial statements does not cover 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 management's review and, in doing so, consider whether management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.


Independent auditor's report

Moreover, it is our responsibility to consider whether management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that management's review is in accordance with the 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 management's review.

Hellerup, 23 November 2017

CVR no. 33 25 68 76

 Crowe Horwath.

Hans Olsen
Statsautoriseret revisor

Company details

The company

dz Invest A/S
Maglebjergvej 5D
2800 Kgs. Lyngby

CVR no.: 61 78 53 10
Reporting period: 1 July - 30 June
Incorporated: 26. June 1980
Domicile: Lyngby-Taarbæk

Board of Directors

Jens Bang Liebst
Louise Eeg-Schmidt
Frederik Hasselkjær-Schmidt

Executive board

Frederik Hasselkjær-Schmidt

Auditors

Crowe Horwath
Statsautoriseret Revisionsinteressentskab
Rygårds Allé 104
2900 Hellerup

Management's review

Business activities

The Company's activities consists of investment in stocks and loan of money and any hereby related activities.

Business review

The Company's income statement for the year ended 30 June shows a loss of DKK 167.084, and the balance sheet at 30 June 2017 shows equity of DKK 6.483.562.

The Company's investment in associated company is desired to be sold off, but it has been established that it is not possible to sell of the investment at net booked asset value. It is the the directors assesment that the investment can be sold off at about 70% of the net booked asset value, which is why the investment has been impaired to the expected recoverable amount according to the Danish Financial Statements Act § 42. This has not impaired this years profit/loss as the impairment was taken last year.

The result of the fiscal year is deemed unsatisfying.

Significant events occurring after end of reporting period

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Accounting policies

The annual report of dz Invest A/S for 2016/17 has been prepared in accordance with the provisions of the Danish Financial Statements Act concerning reporting class B entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2016/17 is presented in DKK

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company's 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 will flow from the company's and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any instalments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report are presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Profit/loss from investments in associates

The proportionate share of the results after tax of the associates is recognised in the company income statement after elimination of the proportionate share of intra-group profits/gains.

Tax on profit/loss for the year

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, including changes arising from changes in tax rates, is recognised in the income statement as regards the portion that relates to entries directly in equity.

Accounting policies

Balance sheet

Tangible assets

Items of Land and buildings are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

Other buildings	50	years
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Gains or losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses.

Investments in associates

Investments in associates are measured at the proportionate share of the net asset value of the entities, calculated on the basis of the group's accounting policies, less or plus unrealised intra-group gains or losses and plus or less any remaining value of positive or negative goodwill made up according to the purchase method.

Investments in associates with a negative net asset value are measured at DKK 0, and the carrying amount of any receivables from these entities is reduced to the extent that they are considered irrecoverable. If the parent company has a legal or constructive obligation to cover a deficit that exceeds the receivable, the balance is recognised under provisions.

Net revaluations of investments in associates are taken to the net revaluation reserve according to the equity method to the extent that the carrying amount exceeds the cost.

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Accounting policies

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Liabilities

Liabilities are measured at amortised cost, which is usually equivalent to nominal value.

Income statement
1 July 2016 - 30 June 2017

	<u>Note</u>	<u>2016/17</u> DKK	<u>2015/16</u> TDKK
Gross profit		-20.005	-149
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-7.872	-34
Other operating costs		-154.122	0
Profit/loss before financial income and expenses		-181.999	-183
Income from investments in associates		0	-1.870
Financial income		64.709	65
Financial costs		-49.794	-35
Profit/loss before tax		-167.084	-2.023
Tax on profit/loss for the year		0	0
Net profit/loss for the year		-167.084	-2.023
 Proposed distribution of profit			
Reserve for net revaluation under the equity method		0	-1.870
Retained earnings		-167.084	-153
		-167.084	-2.023

Balance sheet at 30 June 2017

	<u>Note</u>	<u>2016/17</u> DKK	<u>2015/16</u> TDKK
Assets			
Land and buildings		<u>0</u>	<u>3.882</u>
Tangible assets		<u>0</u>	<u>3.882</u>
Investments in associates	1	<u>3.500.000</u>	<u>3.501</u>
Fixed asset investments		<u>3.500.000</u>	<u>3.501</u>
Fixed assets total		<u>3.500.000</u>	<u>7.383</u>
Other receivables		<u>2.965.534</u>	<u>1.630</u>
Receivables		<u>2.965.534</u>	<u>1.630</u>
Cash at bank and in hand		<u>37.028</u>	<u>49</u>
Current assets total		<u>3.002.562</u>	<u>1.679</u>
Assets total		<u><u>6.502.562</u></u>	<u><u>9.062</u></u>

Balance sheet at 30 June 2017

	<u>Note</u>	<u>2016/17</u> DKK	<u>2015/16</u> TDKK
Liabilities and equity			
Share capital		5.000.000	5.000
Reserve for net revaluation under the equity method		585.338	586
Retained earnings		898.224	1.065
Equity	2	<u>6.483.562</u>	<u>6.651</u>
Mortgage loans		0	1.652
Long-term debt		<u>0</u>	<u>1.652</u>
Short-term part of lon-term debt		0	56
Other payables		19.000	703
Short-term debt		<u>19.000</u>	<u>759</u>
Debt total		<u>19.000</u>	<u>2.411</u>
Liabilities and equity total		<u><u>6.502.562</u></u>	<u><u>9.062</u></u>
Contingent assets, liabilities and other financial obligations	3		

Notes

	<u>2016/17</u> DKK	<u>2015/16</u> TDKK
1 Investments in associates		
Cost at 1 July 2016	<u>2.914.662</u>	<u>2.915</u>
Cost at 30 June 2017	<u>2.914.662</u>	<u>2.915</u>
Revaluations at 1 July 2016	585.338	2.456
Net profit/loss for the year	0	-431
Revaluations for the year, net	<u>0</u>	<u>-1.439</u>
Revaluations at 30 June 2017	<u>585.338</u>	<u>586</u>
Carrying amount at 30 June 2017	<u><u>3.500.000</u></u>	<u><u>3.501</u></u>

The investment have been subject to an impairment loss and the investment have been adjusted to the estimated recoverable amount.

Furthermore the financial statement from the associate investment is not available at the time of the audit, where as the investment have not been adjusted this year.

Investments in associates are specified as follows:

Name	Place of registered office	Votes and ownership
Ejendomsselskabet af 13.2.1996 ApS	Rudersdal	37,5%

2 Equity

	<u>Share capital</u>	<u>Reserve for net revaluation under the equity method</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 July 2016	5.000.000	585.338	1.065.308	6.650.646
Net profit/loss for the year	<u>0</u>	<u>0</u>	<u>-167.084</u>	<u>-167.084</u>
Equity at 30 June 2017	<u><u>5.000.000</u></u>	<u><u>585.338</u></u>	<u><u>898.224</u></u>	<u><u>6.483.562</u></u>

Notes

3 Contingent assets, liabilities and other financial obligations

The company has given guarantee of payment regarding the associated companys debt to banks for TDKK 1.400.