



Scan Group A/S

Snorresgade 18-20
2300 Copenhagen S
CVR No. 81260311

Annual report 2021

The Annual General Meeting adopted the
annual report on 27.05.2022

John Hemming

Chairman of the General Meeting

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Entity details

Entity

Scan Group A/S
Snorresgade 18-20
2300 Copenhagen S

Business Registration No.: 81260311
Registered office: Copenhagen
Financial year: 01.01.2021 - 31.12.2021
Phone number: +45 32668100
URL: www.scan-group.com
E-mail: info@scan-group.com

Board of Directors

Sune Simonsen
Ulrik Kamstrup Jespersen
Klaus Henry Jepsen
Arne Simonsen
Morten Jæpelt

Executive Board

Sune Simonsen, Chief Executive Officer

Bank

A/S Arbejdernes Landsbank
Vesterbrogade 5
1502 Copenhagen V

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 Copenhagen S

Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of Scan Group A/S for the financial year 01.01.2021 - 31.12.2021.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2021 and of the results of their operations and the consolidated cash flows for the financial year 01.01.2021 - 31.12.2021.

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.

Copenhagen, 27.05.2022

Executive Board

Sune Simonsen

Chief Executive Officer

Board of Directors

Sune Simonsen

Ulrik Kamstrup Jespersen

Klaus Henry Jepsen

Arne Simonsen

Morten Jæpelt

Independent auditor's report

To the shareholders of Scan Group A/S

Opinion

We have audited the consolidated financial statements and the parent financial statements of Scan Group A/S for the financial year 01.01.2021 - 31.12.2021, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies, for the Group as well as the Parent, and the consolidated cash flow statement. The consolidated financial statements and the parent financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent financial statements give a true and fair view of the Group's and the Parent's financial position at 31.12.2021 and of the results of their operations and the consolidated cash flows for the financial year 01.01.2021 - 31.12.2021 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 consolidated financial statements and the parent financial statements" section of this auditor's report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. 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 consolidated financial statements and the parent financial statements

Management is responsible for the preparation of consolidated financial statements and parent 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 consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent financial statements, Management is responsible for assessing the Group's and the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the consolidated financial statements and the parent financial statements unless Management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent 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 consolidated financial statements and parent 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 consolidated financial statements and the parent 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 Group's and the Entity'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 consolidated financial statements and the parent 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 Group's and the Entity'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 consolidated financial statements and the parent 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 Group and the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements and the parent financial statements, including the disclosures in the notes, and whether the consolidated financial statements and the parent financial statements represent the underlying transactions and events in a manner that gives a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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 commentary.

Our opinion on the consolidated financial statements and the parent financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements and the parent financial statements, our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the consolidated financial statements and the parent financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Based on the work we have performed, we conclude that the management commentary is in accordance with the consolidated financial statements and the parent 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 the management commentary.

Copenhagen, 27.05.2022

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Anders Kreiner

State-Authorised Public Accountant
Identification No (MNE) mne26765

Christian Sanderhage

State-Authorised Public Accountant
Identification No (MNE) mne23347

Management commentary

Financial highlights

	2021 DKK'000	2020 DKK'000	2019 DKK'000	2018 DKK'000	2017 DKK'000
Key figures					
Revenue	8,097,444	4,577,702	4,560,885	4,382,220	4,104,510
Gross profit/loss	1,660,610	931,793	884,524	797,554	735,633
EBITDA	736,686	192,245	134,032	119,192	115,269
Operating profit/loss	710,590	166,852	106,210	91,150	90,743
Net financials	13,886	(17,877)	12,141	1,475	(8,581)
Profit/loss before tax	740,993	154,431	123,104	95,066	82,989
Profit/loss for the year	586,817	114,388	90,706	59,531	54,330
Balance sheet total	3,103,326	1,886,509	1,729,049	1,725,549	1,594,281
Investments in property, plant and equipment	27,626	24,710	29,020	79,485	55,629
Equity	1,682,313	1,119,173	1,036,938	947,387	907,134
Average number of employees	3,190	3,033	3,044	2,888	3,005
Ratios					
Gross margin (%)	20.51	20.36	19.39	18.20	17.92
Net margin (%)	7.25	2.50	1.99	1.36	1.32
Return on equity (%)	41.89	10.61	9.14	6.42	6.10
Equity ratio (%)	54.21	59.33	59.97	54.90	56.90

The number of employees represents the average number of employees in the controlled enterprises.

Financial highlights are defined and calculated in accordance with the current version of "Recommendations & Ratios" issued by the CFA Society Denmark.

Gross margin (%):

$\frac{\text{Gross profit/loss} * 100}{\text{Revenue}}$

Net margin (%):

$\frac{\text{Profit/loss for the year} * 100}{\text{Revenue}}$

Return on equity (%):

$\frac{\text{Profit/loss for the year} * 100}{\text{Average equity}}$

Equity ratio (%):

$\frac{\text{Equity} * 100}{\text{Balance sheet total}}$

Primary activities

The activities of the Scan Group companies comprise real estate, leisure and holding of shares and securities, but the primary activity continues to be worldwide shipping and logistics services.

Development in activities and finances

Profit for the year amounts to DKK 740,993 thousand before tax.

Equity totals DKK 1,682,313 thousand at 31.12.2021.

The cargo volume increased in 2021, however, not to the same extent as the financial turnover, as freight rates were at a historically high level throughout the year.

COVID-19 has had a minimal effect on the overall results and performance at a group level.

Profit/loss for the year in relation to expected developments

The financial results are better than expected and as expressed in the annual report for 2020. The Board of Directors finds them very satisfactory.

Outlook

Management expects that the COVID-19 pandemic will not affect company activities, but that the increasing freight rates will have a positive impact on 2022 as well.

The Board of Directors expects positive results in 2022, however not entirely at the level of 2021.

Use of financial instruments

Price risks

The Group is to a wide extent dependent on the development in global shipping prices and in the USD exchange rate.

Currency exposure

Due to foreign activities, results, cash flows and equity are affected by the exchange rate movements in a number of foreign currencies. Exchange rate adjustments of investments in subsidiaries are recognised directly in equity. It is not company policy to hedge the above risks by means of financial instruments as purchase and sale of shipping services to a wide extent take place in the same foreign currency.

Interest rate exposure

Reasonable changes in the interest rate level will have no material impact on the Group. Consequently, no agreements are made on hedging of interest rate exposure.

Group relations

Please refer to note 20 and 21 in the consolidated financial statements for a specification of the group relations.

Statutory report on corporate social responsibility

Please refer to the management commentary in the annual report for 2021 of the Ultimate Parent, A. Simonsen Holding ApS, Business Registration No. 40129774, which can be found on cvr.dk.

Statutory report on the underrepresented gender

The policy of Scan Group A/S is to secure the best professional competence possible at all levels in the Company.

The members of Management are solely appointed based on their qualifications and not their gender. By doing so, equal opportunities for both genders are secured, provided that the candidates applying for the management positions possess the professional skills required. Scan Group A/S supports gender equality in relation to career opportunities and salary conditions. Our equal opportunities policy is put into practice in the Company's employee manual, and we always encourage our female colleagues to apply for leadership positions. When recruiting for management positions, we strive to have both genders represented. Furthermore, we focus on developing leadership talents of both genders.

At the time of the presentation of the annual report, the Board of Directors of Scan Group A/S has no female members. In contrast, the Parent, A.S. Scan Holding A/S, has one female board member out of five, corresponding to 20%. The Ultimate Parent, A. Simonsen Holding ApS, has one female board member out of three, corresponding to 33.3%. One more female will join the board at the coming general meeting in A.S. Scan Holding A/S. Therefore, A.S. Scan Holding A/S will have two female board members out of five after the general meeting, corresponding to 40%.

No female candidates were identified for the Board of Directors at Scan Group A/S in 2021. However, based on a specific assessment of the Company's situation, including the competencies to be present on the Board of Directors, the target is to have at least one female candidate for the Board of Directors at Scan Group A/S before 2025. This target figure is considered achievable and ambitious.

In relation to the general gender equality policy, please refer to the management commentary in the annual report for 2021 of the Ultimate Parent, A. Simonsen Holding ApS, Business Registration No. 40129774. Furthermore, no specific gender composition policy has been determined for other management levels at Scan Group A/S, given that the Company does not have more than 50 employees.

Statutory report on data ethics policy

In 2022, a data ethics policy will be prepared and approved by the Board of Directors.

The Group will actively work to ensure that all information is responsibly handled and follows all applicable standards, policies, and laws. Of course, this work also implies that the Group strives to conduct its business ethically, acknowledging the increased use and processing of data as an integral part of the Group's business.

Before the Board of Directors approves the data ethics policy, it will be discussed and approved by the management team of the Group.

In 2022, the Group's data ethics ambition is to continue implementing the policy through training and communication.

Events after the balance sheet date

No events have occurred or been recorded between the balance sheet date and the date of presentation of these financial statements, which would influence the evaluation of this annual report.

Consolidated income statement for 2021

	Notes	2021 DKK'000	2020 DKK'000
Revenue	1	8,097,444	4,577,702
Other operating income	2	36,365	55,963
Cost of sales		(6,017,819)	(3,360,060)
Other external expenses	3	(455,380)	(341,812)
Gross profit/loss		1,660,610	931,793
Staff costs	4	(923,924)	(739,548)
Depreciation, amortisation and impairment losses	5	(26,096)	(25,393)
Operating profit/loss		710,590	166,852
Income from investments in associates		16,517	5,456
Other financial income	6	31,168	12,473
Other financial expenses	7	(17,282)	(30,350)
Profit/loss before tax		740,993	154,431
Tax on profit/loss for the year	8	(154,176)	(40,043)
Profit/loss for the year	9	586,817	114,388

Consolidated balance sheet at 31.12.2021

Assets

	Notes	2021 DKK'000	2020 DKK'000
Land and buildings		351,783	355,004
Other fixtures and fittings, tools and equipment		54,891	50,003
Leasehold improvements		7,473	4,067
Property, plant and equipment	10	414,147	409,074
Investments in associates		41,981	25,354
Other investments		4,003	4,218
Other receivables		8,483	5,027
Financial assets	11	54,467	34,599
Fixed assets		468,614	443,673
Trade receivables		1,072,918	526,040
Receivables from group enterprises		203,961	227,458
Deferred tax	12	51,813	47,711
Other receivables		91,929	88,690
Prepayments	13	72,097	35,986
Receivables		1,492,718	925,885
Other investments		6,037	5,665
Investments		6,037	5,665
Cash		1,135,957	511,286
Current assets		2,634,712	1,442,836
Assets		3,103,326	1,886,509

Equity and liabilities

	Notes	2021 DKK'000	2020 DKK'000
Contributed capital	14	3,000	3,000
Translation reserve		(1,709)	(28,356)
Reserve for net revaluation according to equity method		35,835	19,208
Retained earnings		1,605,187	1,075,321
Proposed dividend for the financial year		40,000	50,000
Equity		1,682,313	1,119,173
Deferred tax	12	826	813
Provisions		826	813
Mortgage debt		15,163	16,723
Other payables		18,174	15,125
Non-current liabilities other than provisions	15	33,337	31,848
Current portion of non-current liabilities other than provisions	15	3,423	3,423
Trade payables		1,089,185	598,859
Tax payable		79,575	3,377
Other payables		214,667	129,016
Current liabilities other than provisions		1,386,850	734,675
Liabilities other than provisions		1,420,187	766,523
Equity and liabilities		3,103,326	1,886,509
Unrecognised rental and lease commitments	17		
Contingent liabilities	18		
Transactions with related parties	19		
Group relations	20		
Subsidiaries	21		

Consolidated statement of changes in equity for 2021

	Contributed capital DKK'000	Translation reserve DKK'000	Reserve for net revaluation according to the equity method DKK'000	Retained earnings DKK'000	Proposed dividend for the financial year DKK'000
Equity beginning of year	3,000	(28,356)	19,208	1,075,321	50,000
Ordinary dividend paid	0	0	0	0	(50,000)
Exchange rate adjustments	0	26,647	1,327	0	0
Other entries on equity	0	0	0	(1,651)	0
Profit/loss for the year	0	0	15,300	531,517	40,000
Equity end of year	3,000	(1,709)	35,835	1,605,187	40,000

	Total DKK'000
Equity beginning of year	1,119,173
Ordinary dividend paid	(50,000)
Exchange rate adjustments	27,974
Other entries on equity	(1,651)
Profit/loss for the year	586,817
Equity end of year	1,682,313

Consolidated cash flow statement for 2021

	Notes	2021 DKK'000	2020 DKK'000
Operating profit/loss		710,590	166,852
Amortisation, depreciation and impairment losses		26,096	25,393
Working capital changes	16	25,894	(3,105)
Cash flow from ordinary operating activities		762,580	189,140
Financial income received		31,168	12,473
Financial expenses paid		(17,282)	(30,350)
Taxes refunded/(paid)		(82,064)	(41,743)
Cash flows from operating activities		694,402	129,520
Acquisition etc. of property, plant and equipment		(27,626)	(24,710)
Sale of property, plant and equipment		5,094	7,095
Acquisition of fixed asset investments		0	(1,476)
Cash flows from investing activities		(22,532)	(19,091)
Free cash flows generated from operations and investments before financing		671,870	110,429
Loans raised		3,049	965
Repayments of loans etc.		(1,560)	(1,401)
Dividend paid		(50,000)	0
Dividend received		1,684	1,000
Cash flows from financing activities		(46,827)	564
Increase/decrease in cash and cash equivalents		625,043	110,993
Cash and cash equivalents beginning of year		516,951	405,958
Cash and cash equivalents end of year		1,141,994	516,951
Cash and cash equivalents at year-end are composed of:			
Cash		1,135,957	511,286
Securities		6,037	5,665
Cash and cash equivalents end of year		1,141,994	516,951

Notes to consolidated financial statements

1 Revenue

	2021 DKK'000	2020 DKK'000
NVOCC services	6,675,572	3,595,491
Freight forwarding services related to shipping and logistics	1,212,083	794,426
Freight forwarding services related to air freight	191,658	171,903
Golf course and hotel operation	18,131	15,882
Total revenue by activity	8,097,444	4,577,702

2 Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Group's primary activities, including rental income, gains from the sale of intangible assets, property, plant and equipment and investments in associates as well as compensation received from COVID-19 aid packages etc.

In 2020, the Group received total COVID-19 compensation of DKK 2,620 thousand in Denmark. This compensation has been partly repaid to the authorities in 2021.

3 Fees to the auditor appointed by the Annual General Meeting

DKK'000	2021			2020		
	Deloitte	Others	Total	Deloitte	Others	Total
Statutory audit services	1.859	4.172	6.031	1.641	3.947	5.588
Other assurance engagements	54	146	200	60	192	252
Tax services	339	1.070	1.409	333	1.073	1.406
Other services	954	788	1.742	1.536	720	2.256
	3.206	6.176	9.382	3.570	5.932	9.502

4 Staff costs

	2021 DKK'000	2020 DKK'000
Wages and salaries	828,545	662,971
Pension costs	31,928	23,528
Other social security costs	63,451	53,049
	923,924	739,548
Average number of full-time employees	3,190	3,033

	Remuneration of manage- ment 2021 DKK'000	Remuneration of manage- ment 2020 DKK'000
Total amount for management categories	9,093	7,452
	9,093	7,452

5 Depreciation, amortisation and impairment losses

	2021 DKK'000	2020 DKK'000
Depreciation on property, plant and equipment	26,096	25,393
	26,096	25,393

6 Other financial income

	2021 DKK'000	2020 DKK'000
Financial income from group enterprises	1,501	1,760
Other financial income	29,667	10,713
	31,168	12,473

7 Other financial expenses

	2021 DKK'000	2020 DKK'000
Other financial expenses	17,282	30,350
	17,282	30,350

8 Tax on profit/loss for the year

	2021 DKK'000	2020 DKK'000
Current tax	159,430	39,043
Change in deferred tax	(4,341)	2,509
Adjustment concerning previous years	(913)	(1,509)
	154,176	40,043

9 Proposed distribution of profit/loss

	2021 DKK'000	2020 DKK'000
Ordinary dividend for the financial year	40,000	50,000
Retained earnings	546,817	64,388
	586,817	114,388

10 Property, plant and equipment

	Land and buildings DKK'000	Other fixtures and fittings, tools and equipment DKK'000	Leasehold improvements DKK'000
Cost beginning of year	456,182	169,438	26,660
Exchange rate adjustments	7,008	5,470	2,971
Additions	3,902	18,131	5,593
Disposals	(3,494)	(12,582)	(441)
Cost end of year	463,598	180,457	34,783
Depreciation and impairment losses beginning of year	(101,178)	(119,435)	(22,593)
Exchange rate adjustments	(507)	(4,193)	(2,111)
Depreciation for the year	(10,561)	(12,915)	(2,620)
Reversal regarding disposals	431	10,977	14
Depreciation and impairment losses end of year	(111,815)	(125,566)	(27,310)
Carrying amount end of year	351,783	54,891	7,473

11 Financial assets

	Investments in associates DKK'000	Other investments DKK'000	Other receivables DKK'000
Cost beginning of year	6,146	7,000	5,027
Exchange rate adjustments	0	0	256
Additions	0	0	3,218
Disposals	0	0	(18)
Cost end of year	6,146	7,000	8,483
Revaluations beginning of year	19,208	0	0
Exchange rate adjustments	1,327	0	0
Transfers	251	0	0
Amortisation of goodwill	(680)	0	0
Share of profit/loss for the year	15,913	0	0
Dividend	(184)	0	0
Revaluations end of year	35,835	0	0
Impairment losses beginning of year	0	(2,782)	0
Impairment losses for the year	0	(215)	0
Impairment losses end of year	0	(2,997)	0
Carrying amount end of year	41,981	4,003	8,483

Goodwill on consolidation amounts to DKK 0 thousand at year-end.

Associates	Registered in	Ownership %
Team Global Logistics Pvt. Ltd	Mumbai	20
Renaissance Consortium Ltd.	Bangladesh	37

12 Deferred tax

Changes during the year	2021 DKK'000	2020 DKK'000
Beginning of year	46,898	50,699
Recognised in the income statement	4,341	(2,509)
Adjustments previous years	(252)	(1,292)
End of year	50,987	46,898

Deferred tax has been recognised in the balance sheet as follows	2021 DKK'000	2020 DKK'000
Deferred tax assets	51,813	47,711
Deferred tax liabilities	(826)	(813)
	50,987	46,898

Deferred tax consists of balances on fixed assets, trade receivables, tax loss carryforwards, etc.

Deferred tax assets

The tax asset has been recognised because expectations are that it will be possible to deduct it from the Group's future taxable income.

13 Prepayments

Prepayments comprise various prepaid expenses. Prepayments are measured at cost.

14 Contributed capital

	Number	Par value DKK'000	Nominal value DKK'000
A shares	600	0.50	300
B shares	5,400	0.50	2,700
	6,000		3,000

15 Non-current liabilities other than provisions

	Due within 12 months 2021 DKK'000	Due within 12 months 2020 DKK'000	Due after more than 12 months 2021 DKK'000
Mortgage debt	470	474	15,163
Other payables	2,953	2,949	18,174
	3,423	3,423	33,337

Mortgage debt is secured by way of a mortgage deed on land and buildings at a book value of DKK 25,750 thousand.

16 Changes in working capital

	2021 DKK'000	2020 DKK'000
Increase/decrease in receivables	(566,439)	(69,223)
Increase/decrease in trade payables etc.	592,333	66,118
	25,894	(3,105)

17 Unrecognised rental and lease commitments

	2021 DKK'000	2020 DKK'000
Total liabilities under rental or lease agreements until maturity	296,839	265,388

18 Contingent liabilities

	2021 DKK'000	2020 DKK'000
Recourse and non-recourse guarantee commitments	5,522	3,374
Contingent liabilities	5,522	3,374

The Company participates in a Danish joint taxation arrangement in which A. Simonsen Holding ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Company is therefore liable for income taxes etc for the jointly taxed entities, and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividends for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

19 Transactions with related parties

Transactions with related parties are made on an arm's length basis.

20 Group relations

Name and registered office of the Parent preparing consolidated financial statements for the largest group:
A. Simonsen Holding ApS, Snorresgade 18-20, 2300 Copenhagen S

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:

A. Simonsen Holding ApS, Snorresgade 18-20, 2300 Copenhagen S

21 Subsidiaries

	Ownership %
Scan-Shipping AB, Sweden	100.00
Scanway Shipping AS, Norway	100.00
OY Scan-Shipping AB, Finland	100.00
Scan-Shipping G.m.b.H., Germany	100.00
Scan-Group Agencies Sp.z.o.o, Poland	100.00
Scan-Shipping (Pte.) Ltd., Singapore	100.00
Scan-Shipping Hong Kong Ltd., Hong Kong	100.00
Scan-Shipping LLC, United Arab Emirates	100.00
Scan Group DMCC, United Arab Emirates	100.00
Scanway Shipping LLC, Russia	100.00
Shipco-Shipping Jylland A/S, Denmark	100.00
Scan-Shipping Inc., USA	100.00
Scan-Shipping LLC, Ukraine	100.00
Scan-Shipping OU, Estonia	100.00
Shipco-Shipping AB, Sweden	100.00
Scan-Shipping SIA, Latvia	100.00
PT Scan-Shipping, Indonesia	100.00
Scan-Shipping (Shanghai) Ltd., China	100.00
Scan-Shipping Colombo (Pte.) Ltd., Sri Lanka	100.00
Expa-Services (Pte.) Ltd., Singapore	100.00
Seaway Shipping AS, Norway	100.00
Scanway Shipping Real Estate AB, Sweden	100.00
Scan Shipping d.o.o, Slovenia	100.00
Scan-Shipping (Thailand) Ltd., Thailand	100.00
Scan-Shipping (Turkey) Ltd., Turkey	100.00
Scan-Shipping Norway AS, Norway	100.00
Scan-Shipping srl., Romania	100.00
Scanway Shipping Property AB, Sweden	100.00
Scan-Shipping A/S, Denmark	100.00
Scan Real Estate AS, Norway	100.00
Shipco Transport Holding A/S, Denmark	100.00
SSNYC Inc., USA	100.00
Shipco Transport Inc., USA	100.00

	Ownership %
Worldwide Alliance Inc., USA	100.00
International Cargo Terminals Korea Co., Ltd., Korea *	55.00
Shipco Transport (Chile) S.A., Chile	100.00
Shipco Transport (HK) Ltd., Hong Kong	100.00
PT Shipco Transport Indonesia, Indonesia	100.00
Shipco Transport (Japan) Ltd., Japan	100.00
Shipco Transport Pte. Ltd., Singapore	100.00
Shipco Transport (Thailand) Ltd., Thailand	100.00
Bangkok Resource Center Ltd., Thailand	100.00
Shipco Transport Sdn. Bhd., Malaysia	100.00
Shipco Transport (Philippines) Inc., Philippines *	51.00
Shipco DMCC, United Arab Emirates	100.00
Shipco Transport Sp.z.o.o., Poland	100.00
SSC Consolidation NV, Belgium *	50.00
SSC Consolidation BV, the Netherlands *	50.00
SSC Consolidation LLC, United Arab Emirates *	50.00
SSC Consolidation Holding BV, the Netherlands *	50.00
SSC Consolidation S.A.S., France *	50.00
Saco Shipping SPA, Chile *	50.00
Chile Ports Service SPA, Chile *	50.00
Shipco Transport AB, Sweden	100.00
OY Shipco Transport AB, Finland	100.00
Shipco Transport AS, Norway	100.00
Shipco Transport BV, the Netherlands	100.00
Shipco Transport Eesti AS, Estonia	100.00
Shipco Transport GmbH, Germany	100.00
Shipco Transport Ltd., United Kingdom	100.00
Shipco Transport Ltd., Ireland	100.00
Shipco Transport NV, Belgium	100.00
Shipco Transport Denmark A/S, Denmark	100.00
Shipco Transport Ltd., Ukraine	100.00
Shipco Transport (Shanghai) Ltd, China	100.00
Shipco Transport SIA, Latvia	100.00

	Ownership %
Shipco Transport UAB, Lithuania	100.00
Shipco Transport Vietnam Limited, Vietnam *	51.00
Shipco Transport (Taiwan) Co Ltd., Taiwan	100.00
Shipco Transport Lanka (Pvt) Ltd., Sri Lanka	100.00
Shipco Transport Bulgaria EOOD, Bulgaria	100.00
Shipco Transport Co. Ltd., Korea *	51.00
Shipco Transport S.R.L., Romania	100.00
Shipco Transport Ltd., New Zealand	100.00
Shipco Transport d.o.o, Slovenia	100.00
Shipco Transport LLC, Russia	100.00
Shipco Transport (pvt) Ltd., Pakistan *	50.00
Shipco Transport (Canada) Inc., Canada	100.00
Shipco Transport Jamaica Limited, Jamaica *	60.00
Shipco Transport Limited, Trinidad and Tobago *	60.00
Shipco Transport Cambodia Co. Ltd., Cambodia *	51.00
Strait Air Transport A/S, Denmark	100.00
Strait Air Transport AB, Sweden	100.00
Strait Air Transport AS, Norway	100.00
Strait Air Transport Eesti AS, Estonia	100.00
OY Strait Air Transport AB, Finland	100.00
Simon's Golf A/S, Denmark	100.00
Nybovej 6 ApS, Denmark	100.00
Forward - Shipping A/S, Denmark	100.00
Scan Real Estate A/S, Denmark	100.00
Scan Real Estate Ltd., United Kingdom	100.00
SARL La Mess, France	100.00
International Cargo Terminals Holding A/S, Denmark	100.00
Scan Real Estate Properties A/S, Denmark	100.00
Scan Factory A/S, Denmark	100.00
Scan-Sailing Inc., USA	100.00
80 Washington Street, USA	100.00
Copenhagen Maritime Services ApS, Denmark	100.00
Scan-IT Holding A/S, Denmark	100.00

	Ownership %
Scan-IT Pte. Ltd., Singapore	100.00
Shipco-IT Private Limited, India	100.00
Shipco Transport Ltd. Turkey	100.00
Shipco Cambodia Holding pte. Ltd., Singapore *	51.00
Scan-IT Solution (India) Private Limited, India	100.00
Scan-IT (Thailand) Pvt., Thailand	100.00
Scan-Shipping Africa A/S, Denmark *	51.00
Scan-Shipping ATS (Pty) Ltd, South Africa *	51.00

* These companies are joint ventures, for which reason they have been consolidated pro-rata in the consolidated financial statements.

Parent income statement for 2021

	Notes	2021 DKK'000	2020 DKK'000
Revenue	1	1,694	1,802
Other operating income		73,798	23,937
Cost of sales		(363)	(240)
Other external expenses		(21,023)	(20,611)
Gross profit/loss		54,106	4,888
Staff costs	2	(96,672)	(34,757)
Depreciation, amortisation and impairment losses	3	(1,070)	(2,623)
Operating profit/loss		(43,636)	(32,492)
Income from investments in group enterprises		596,179	154,606
Other financial income	4	18,102	4,657
Other financial expenses	5	(586)	(9,824)
Profit/loss before tax		570,059	116,947
Tax on profit/loss for the year	6	16,758	(2,559)
Profit/loss for the year	7	586,817	114,388

Parent balance sheet at 31.12.2021

Assets

	Notes	2021 DKK'000	2020 DKK'000
Land and buildings		36,276	37,073
Other fixtures and fittings, tools and equipment		13,836	14,034
Property, plant and equipment	8	50,112	51,107
Investments in group enterprises		1,027,025	563,068
Financial assets	9	1,027,025	563,068
Fixed assets		1,077,137	614,175
Trade receivables		1,005	1,160
Receivables from group enterprises		451,343	448,869
Deferred tax	10	34,193	20,372
Other receivables		527	1,962
Prepayments	11	953	72
Receivables		488,021	472,435
Other investments		0	111
Investments		0	111
Cash		219,907	70,938
Current assets		707,928	543,484
Assets		1,785,065	1,157,659

Equity and liabilities

	Notes	2021 DKK'000	2020 DKK'000
Contributed capital		3,000	3,000
Translation reserve		(5,566)	(5,566)
Reserve for net revaluation according to equity method		604,767	140,565
Retained earnings		1,040,112	931,174
Proposed dividend for the financial year		40,000	50,000
Equity		1,682,313	1,119,173
Trade payables		3,980	5,189
Payables to group enterprises		17,492	12,300
Other payables		81,280	20,997
Current liabilities other than provisions		102,752	38,486
Liabilities other than provisions		102,752	38,486
Equity and liabilities		1,785,065	1,157,659
Unrecognised rental and lease commitments	12		
Contingent liabilities	13		
Related parties with controlling interest	14		
Transactions with related parties	15		

Parent statement of changes in equity for 2021

	Contributed capital DKK'000	Translation reserve DKK'000	Reserve for net revaluation according to the equity method DKK'000	Retained earnings DKK'000	Proposed dividend for the year DKK'000
Equity beginning of year	3,000	(5,566)	140,565	931,174	50,000
Ordinary dividend paid	0	0	0	0	(50,000)
Exchange rate adjustments	0	0	27,974	0	0
Other entries on equity	0	0	(1,651)	0	0
Profit/loss for the year	0	0	437,879	108,938	40,000
Equity end of year	3,000	(5,566)	604,767	1,040,112	40,000

	Total DKK'000
Equity beginning of year	1,119,173
Ordinary dividend paid	(50,000)
Exchange rate adjustments	27,974
Other entries on equity	(1,651)
Profit/loss for the year	586,817
Equity end of year	1,682,313

Notes to parent financial statements

1 Revenue

	2021 DKK'000	2020 DKK'000
Golf course and hotel operation	1,694	1,802
Total revenue by activity	1,694	1,802

2 Staff costs

	2021 DKK'000	2020 DKK'000
Wages and salaries	95,147	33,277
Pension costs	1,327	1,317
Other social security costs	198	163
	96,672	34,757
Average number of full-time employees	35	36

	Remuneration of Manage- ment 2021 DKK'000	Remuneration of Manage- ment 2020 DKK'000
Total amount for management categories	9,093	7,452
	9,093	7,452

3 Depreciation, amortisation and impairment losses

	2021 DKK'000	2020 DKK'000
Depreciation on property, plant and equipment	1,070	2,623
	1,070	2,623

4 Other financial income

	2021 DKK'000	2020 DKK'000
Financial income from group enterprises	2,573	4,581
Other financial income	15,529	76
	18,102	4,657

5 Other financial expenses

	2021 DKK'000	2020 DKK'000
Financial expenses from group enterprises	44	38
Other financial expenses	542	9,786
	586	9,824

6 Tax on profit/loss for the year

	2021 DKK'000	2020 DKK'000
Change in deferred tax	(16,758)	2,559
	(16,758)	2,559

7 Proposed distribution of profit and loss

	2021 DKK'000	2020 DKK'000
Ordinary dividend for the financial year	40,000	50,000
Retained earnings	546,817	64,388
	586,817	114,388

8 Property, plant and equipment

	Land and buildings DKK'000	Other fixtures and fittings, tools and equipment DKK'000
Cost beginning of year	52,317	34,736
Additions	23	52
Disposals	0	(459)
Cost end of year	52,340	34,329
Depreciation and impairment losses beginning of year	(15,244)	(20,702)
Depreciation for the year	(820)	(250)
Reversal regarding disposals	0	459
Depreciation and impairment losses end of year	(16,064)	(20,493)
Carrying amount end of year	36,276	13,836

9 Financial assets

	Investments in group enterprises DKK'000
Cost beginning of year	422,503
Disposals	(245)
Cost end of year	422,258
Revaluations beginning of year	140,565
Exchange rate adjustments	27,974
Share of profit/loss for the year	596,179
Dividend	(158,300)
Other adjustments	(1,651)
Revaluations end of year	604,767
Carrying amount end of year	1,027,025

A specification of investments in subsidiaries is evident from the notes to the consolidated financial statements.

10 Deferred tax

	2021 DKK'000	2020 DKK'000
Changes during the year		
Beginning of year	20,372	24,554
Recognised in the income statement	16,758	(2,559)
Adjustments previous years	(2,937)	(1,623)
End of year	34,193	20,372

Deferred tax consists of balances on fixed assets, trade receivables, tax loss carryforwards, etc.

The change in deferred tax, which has been recognised in the income statement, comprises a change in deferred tax and a change in tax utilised in the joint taxation.

Deferred tax assets

The tax asset has been recognised because expectations are that it will be possible to deduct it from the Company's future taxable income.

11 Prepayments

Prepayments comprise various prepaid expenses. Prepayments are measured at cost.

12 Unrecognised rental and lease commitments

	2021 DKK'000	2020 DKK'000
Total liabilities under rental or lease agreements until maturity	3,907	3,700
Of this, liabilities under rental or lease agreements with group enterprises	3,101	3,312

13 Contingent liabilities

	2021 DKK'000	2020 DKK'000
Recourse and non-recourse guarantee commitments	421	391
Contingent liabilities	421	391

The Parent has issued letters of support to several subsidiaries.

The Company participates in a Danish joint taxation arrangement in which A. Simonsen Holding ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Company is therefore liable for income taxes etc for the jointly taxed entities, and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividends for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

14 Related parties with controlling interest

Related parties are the A. Simonsen Holding ApS Group as well as the Board of Directors and the Executive Board of the Company.

Related parties with control of Scan Group A/S: A.S. Scan Holding A/S, Snorresgade 18-20, 2300 Copenhagen S, the parent company of Scan Group A/S, A. Simonsen Holding ApS, Snorresgade 18-20, 2300 Copenhagen S, the ultimate parent company of Scan Group A/S, and Arne Simonsen, the beneficial owner of the Group.

15 Transactions with related parties

Transactions with related parties are made on an arm's length basis.

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class C enterprises (large).

The accounting policies applied to these consolidated financial statements and parent financial statements are consistent with those applied last year.

Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

Consolidated financial statements

The consolidated financial statements include Scan Group A/S (Parent) and subsidiaries in which Scan Group A/S either directly or indirectly holds more than 50% of the voting rights or in any other way have controlling influence. Jointly controlled entities are consolidated on a pro rata basis.

All entities, which are partly owned at present, are considered jointly controlled entities and have therefore been recognised on a pro rata basis.

Basis of consolidation

The consolidated financial statements are prepared on the basis of the financial statements of the Parent and its subsidiaries. The consolidated financial statements are prepared by combining uniform items. On consolidation, intra-group income and expenses, intra-group accounts and dividends as well as profits and losses on transactions between the consolidated enterprises are eliminated. The financial statements used for consolidation have been prepared applying the Group's accounting policies.

Subsidiaries' financial statement items are recognised in full in the consolidated financial statements. Minority interests' pro rata shares of the profit/loss and the net assets are disclosed as separate items in Management's proposal for the distribution of net profit/loss and equity, respectively.

Investments in subsidiaries are offset at the pro rata share of such subsidiaries' net assets at the takeover date, with net assets having been calculated at fair value.

Business combinations

Newly acquired or newly established enterprises are recognised in the financial statements from the time of acquiring or establishing such enterprises. Divested or wound-up enterprises are recognised in the income statement up to the time of their divestment or winding-up.

The purchase method is applied at the acquisition of new enterprises, under which identifiable assets and liabilities of these enterprises are measured at fair value at the acquisition date. Provisions for costs of restructuring of the enterprise acquired are only made in so far as such restructuring was decided by the enterprise acquired prior to acquisition. Allowance is made for the tax effect of restatements.

Positive differences in amount (goodwill) between cost of the acquired share and fair value of the assets and liabilities taken over are recognised under intangible assets, and they are amortised systematically over the income statement based on an individual assessment of their useful lives, however, no more than 20 years. Negative differences in amount (negative goodwill), corresponding to an estimated adverse development in the relevant enterprises, are recognised in the balance sheet under deferred income, and they are recognised in the income statement, when such adverse development is realised.

Profit or loss from divestment of enterprises

Profits or losses from divestment or winding-up of enterprises are calculated as the difference between selling price or settlement price and the carrying amount of the net assets at the time of divestment and winding-up, respectively, including any non-amortised goodwill and estimated selling or winding-up expenses.

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Exchange differences that arise between the rate at the transaction date and the one in effect at the payment date are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses.

If the foreign subsidiaries meet the criteria of independent entities, their income statements and balance sheets are translated applying the exchange rates at the balance sheet date. Exchange differences that arise from translation of foreign subsidiaries' equity at the beginning of the year, applying the exchange rates at the balance sheet date, are recognised directly in equity. Long-term intercompany loans similar to equity is also recognised directly in equity.

Income statement

Revenue

Revenue is recognised in the income statement if delivery to the Group's customers or cooperators has taken place before year-end and if the income can be computed reliably and receipt is expected. Revenue is recognised net of VAT, duties and sales discounts.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities, including rental income, gains from the sale of intangible assets, property, plant and equipment and investments in associates as well as compensation received from COVID-19 aid packages etc.

Cost of sales

Costs relating to revenue are accrued according to the method of revenue recognition. Other costs relating to the financial year in terms of time are charged to the income statement.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes write-downs of receivables recognised in current assets.

Staff costs

Staff costs comprise wages and salaries, and social security contributions, pension contributions, etc for entity staff.

Depreciation, amortisation and impairment losses

Amortisation, depreciation and impairment losses relating to intangible assets and property, plant and equipment comprise amortisation, depreciation and impairment losses for the financial year, calculated on the basis of the residual values and useful lives of the individual assets and impairment testing as well as gains and losses from the sale of property, plant and equipment.

Income from investments in group enterprises

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

Income from investments in associates

Income from investments in associates comprises the pro rata share of the individual associates' profit/loss after elimination of internal profits or losses.

Other financial income

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets as well as tax relief under the Danish Tax Prepayment Scheme etc.

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.

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.

The Company is jointly taxed with its Ultimate Parent, A. Simonsen Holding ApS, and all of the Ultimate Parent's

other Danish subsidiaries. The current Danish income tax is allocated among the jointly taxed companies proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet

Property, plant and equipment

Land and buildings, other fixtures and fittings, tools and equipment as well as leasehold improvements are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

The basis of depreciation is cost less estimated residual value after the end of useful life.

Cost comprises the acquisition price and costs directly attributable to the acquisition until the time when it is ready to be put into operation.

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

Buildings	15-50 years
Other fixtures and fittings, tools and equipment	3-10 years
Leasehold improvements	3-10 years

Estimated useful lives and residual values are reassessed annually.

On initial recognition, lease contracts regarding property, plant and equipment in which the Company holds all material risks and advantages related to the ownership (finance leasing) are measured in the balance sheet at fair value or present value, if lower, of future lease payments. At the computation of present value, the internal interest rate of the lease contract or an approximate value is used as discount factor. Assets held under finance leases are then treated as the Company's other property, plant and equipment.

Property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

Investments in group enterprises

Investments in subsidiaries are recognised in the balance sheet at the pro rata share of the enterprises' equity in accordance with the Parent's accounting policies plus or minus unrealised intra-group profits and losses and plus or minus the residual value of positive, or negative, goodwill calculated according to the purchase method.

Subsidiaries with negative equity are measured at zero value, and any receivable from these enterprises is written down by the Parent's share of such negative equity. If the negative equity exceeds the amounts receivable, the remaining amount is recognised under provisions if the Parent has a legal or constructive obligation to cover the negative balance of the relevant subsidiary.

Net revaluation of investments in subsidiaries is taken to reserve for net revaluation under the equity method if the carrying amount exceeds cost less amortisation of goodwill.

Investments in associates

Investments in associates are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the associates' equity value plus or minus unamortised positive, or negative, goodwill and minus or plus unrealised pro rata internal profits and losses.

Associates with negative equity are measured at zero value, and any receivables from these associates are

written down by the share of such negative equity if it is deemed irrecoverable. If the negative equity value exceeds the amount receivable, the remaining amount is recognised under provisions if there is a legal or constructive obligation to cover the liabilities of the relevant associate.

Upon distribution of profit or loss, net revaluation of investments in associates is transferred to reserve for net revaluation according to the equity method under equity.

Goodwill is calculated as the difference between cost of the investments and fair value of the pro rata share of assets and liabilities acquired. Goodwill is amortised over its estimated useful life which is normally five to seven years, however, in certain cases it may be up to 20 years for strategically acquired enterprises with a strong market position and a long-term earnings profile if the longer amortisation period is considered to give a better reflection of the benefit from the relevant resources.

Investments in associates are written down to the lower of recoverable amount and carrying amount.

Investments in associates fall within the definitions of both participating interests and associates, yet in these consolidated financial statements they have been presented as investments in associates because this designation reflects more accurately the Group's involvement in the relevant entities.

Receivables

Receivables are measured at amortised cost, usually equalling nominal value. Provisions for bad and doubtful debts are made at net realisable value.

Other investments

Other investments recognised as fixed asset investments comprise listed securities which are measured at fair value (market price) at the balance sheet date. Unlisted securities etc are measured at cost.

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.

Prepayments

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

Other investments (current assets)

Other investments recognised as current assets comprise listed securities and investments which are measured at fair value (market price) at the balance sheet date. Unlisted securities etc are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

Dividend

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity.

Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

Operating leases

Lease payments on operating leases are recognised on a straight-line basis in the income statement over the term of the lease.

Other financial liabilities

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

Tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.

Cash flow statement

The cash flow statement shows cash flows from operating, investing and financing activities, and cash and cash equivalents at the beginning and the end of the financial year.

Cash flows from operating activities are presented using the indirect method and calculated as the operating profit/loss adjusted for non-cash operating items, working capital changes and income taxes paid.

Cash flows from investing activities comprise payments in connection with acquisition and divestment of enterprises, activities and fixed asset investments, and purchase, development, improvement and sale, etc of intangible assets and property, plant and equipment, including acquisition of assets held under finance leases.

Cash flows from financing activities comprise changes in the size or composition of the contributed capital and related costs, and the raising of loans, inception of finance leases, repayments of interest-bearing debt, purchase of treasury shares and payment of dividend.

Cash and cash equivalents comprise cash and short-term securities with an insignificant price risk less short-term bank loans.

Segment information

Besides activities regarding golf course and hotel operation, the Group's activities comprise freight forwarding services related to air freight and shipping as well as NVOCC services on the world market. Consequently, it is not relevant to provide further disclosures on business segments by activity, just as it is not relevant to provide disclosures on geographical markets.