

# DSV Real Estate Valby A/S

Hovedgaden 630, 2640 Hedehusene  
CVR No. 39 54 61 32

## Annual Report

for the year ended 31 December 2019  
2nd financial year

Approved at the Company's Annual General Meeting on May 2020

Chairman:

  
Patrick Figiel-Kibsgaard (May 27, 2020 16:29 GMT+2)

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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 1 January 2019 - 31 December 2019.

The annual report, which has not been audited, has been prepared in accordance with the provisions of the Danish Financial Statements Act. The Executive Board considers the criteria for omission of audit to be met.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January 2019 - 31 December 2019.

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.

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

Hedehusene, May 2020.

Executive Board:



Brian Winther Almind (May 27, 2020 16:25 GMT+2)

Brian Winther Almind

Board of Directors:



Jens Bjørn Andersen (May 27, 2020 16:35 GMT+2)

Jens Bjørn Andersen

Chairman



Jens Lund (May 27, 2020 22:39 GMT+2)

Jens H. Lund



Brian Winther Almind (May 27, 2020 16:25 GMT+2)

Brian Winther Almind

## INFORMATION ABOUT THE COMPANY

DSV Real Estate Valby 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

### **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 2019 shows a loss of TDKK 55 and at 31 December 2019 the balance sheet of the Company shows equity of TDKK 393. The management considers the Company's operating loss as satisfactory.

The company had investments amounting to MDKK 14.5.

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

For the year 2020, the Management expects an increased activity level and a result similar to 2019 with a minor loss.

### **Events after the reporting date**

The Covid 19 virus has spread around the world in the beginning of 2020. This has affected the world economy negatively. The management has initiated actions to secure the Company's assets and business by a number of initiatives such as, savings on costs, secure access to cash, use of government subsidies and help programs. For further description, please refer to note 10.

A part from above no material events have occurred after 31 December 2019.

**Financial statements 1 January 2019 – 31 December 2019**

**INCOME STATEMENT**

Note	2019 DKK '000	2018 DKK '000
Other external expenses	-1	-25
<b>Gross margin</b>	<u>-1</u>	<u>-25</u>
3 Financial expenses	-69	-42
<b>Profit before tax</b>	<u>-70</u>	<u>-67</u>
4 Tax for the year	15	15
<b>Profit for the year</b>	<u><u>-55</u></u>	<u><u>-52</u></u>
<b>Recommended appropriation of profit</b>		
Transferred to reserves under equity	<u>-55</u>	<u>-52</u>
	<u><u>-55</u></u>	<u><u>-52</u></u>

**Financial statements 1 January 2019 – 31 December 2019**

**BALANCE SHEET**

Note	2019 DKK '000	2018 DKK '000
<b>ASSETS</b>		
5 Land and buildings	14,466	14,146
<b>Total non-current assets</b>	<b>14,466</b>	<b>14,146</b>
Tax receivable	15	15
Other receivable	0	3,527
<b>Total current assets</b>	<b>15</b>	<b>3,542</b>
<b>TOTAL ASSETS</b>	<b>14,481</b>	<b>17,688</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
6 Share capital	500	500
Retained earnings	-107	-52
<b>Total equity</b>	<b>393</b>	<b>448</b>
<b>Current liabilities</b>		
Payables to Group Companies	14,063	13,688
Other debt	25	3,552
<b>Total current liabilities</b>	<b>14,088</b>	<b>17,240</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>14,481</b>	<b>17,688</b>

- 1 Accounting policies
- 2 Staff costs
- 7 Contingent liabilities and other commitments
- 8 Related parties
- 9 Consolidated financial statements
- 10 Events after the reporting date

**Financial statements 1 January 2019 – 31 December 2019**

**STATEMENT OF CHANGES IN EQUITY**

<b>DKK'000</b>	<b>Share capital</b>	<b>Retained earnings</b>	<b>Total</b>
<b>Shareholders' Equity at 1 January 2019</b>	<u>500</u>	<u>-52</u>	<u>448</u>
Transfer, see "Appropriation of profit"	<u>0</u>	<u>-55</u>	<u>-55</u>
<b>Shareholders' Equity at 31 December 2019</b>	<u>500</u>	<u>-107</u>	<u>393</u>



## Financial statements 1 January 2019 – 31 December 2019

### 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.

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 relating 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 1 January 2019 – 31 December 2019

### 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 1 January 2019 – 31 December 2019**

**Notes**

**2 Staff costs**

The company has no employees

**3 Financial expenses**

Interest expense to Group Companies

	2019 DKK'000	2018 DKK'000
	<u>69</u>	<u>42</u>

**4 Tax for the year**

Estimated tax on the taxable income for the year

	<u>15</u>	<u>15</u>
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**5 Land and buildings**

Cost at 1 January

14,146

Additions for the year

320

Total cost at 31 December

14,466

Total depreciation and impairment at 1 January

0

Depreciation for the year

0

Total depreciation and impairment at 31 December

0

Carrying amount at 31 December

14,466

**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 is jointly registered for VAT with the Group's other Danish Companies. The Company is thus jointly and severally liable for VAT as regards the jointly registration.

The Company is assessed jointly for tax purposes together with the other domestic DSV Panalpina Group entities. The Company is a wholly-owned subsidiary of DSV Panalpina A/S and is under an unlimited and joint liability regime for Danish tax payments and withholding taxes on dividends, interest and royalties from the jointly taxed entities. The total amount is disclosed in the annual financial statements of DSV Panalpina A/S, which is the administration company of the joint taxation arrangement. Any subsequent adjustments of the taxable consolidated profit or withholding taxes may result in an increase in the Company's tax liability.

**8 Related parties**

DSV Real Estate Valby 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 1 January 2019 – 31 December 2019

### Notes

#### 9 Consolidated financial statements

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

DSV Panalpina A/S  
Hovedgaden 630  
DK-2640 Hedehusene  
Denmark

#### 10 Events after the reporting date

The Covid 19 virus has spread around the world in the beginning of 2020. This has affected the world economy negatively. The management has initiated actions to secure the Company's assets and business by a number of initiatives such as, savings on costs, secure access to cash, use of government subsidies and help programs.

Due to the changed outlook for the global supply chains and transport and logistics markets, we expect a negative impact on our business and financial performance in the coming months.

Being part of critical infrastructure, we will do our utmost to support our customers and keep supply chains open. We also expect the ongoing integration of Panalpina to continue as planned.

DSV Group management expects Covid 19 will continue to affect the world economy during 2020, however from a financial perspective, the DSV Panalpina Group is in a strong position.

Further, management considers the implications of COVID-19 as a subsequent event occurred after the balance sheet date 31 December 2019, which is therefore a non-adjusting event to the Group. In consequence, the assessments of impairment indications are and the impairment test made by management at 31 December 2019 is based on the future cash flows expected by management at 31 December 2019, which may differ from the cash flows expected by management at the time of adoption of the Annual Report.

Given the rapid day-to-day developments in many markets, we are currently unable to accurately assess the magnitude of this short-term impact, but if necessary further actions will be initiated.

A part from above no material events have occurred after 31 December 2019.