

# **KIRKBI Invest A/S**

Koldingvej 2  
7190 Billund

CVR no. 31 15 98 30

## **Annual report for 2018**

Adopted at the annual general  
meeting on 3 May 2019

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chairman

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**KIRKBI Invest A/S**

## **Statement by management on the annual report**

The management has today discussed and approved the annual report of KIRKBI Invest A/S for the financial year 1 January - 31 December 2018.

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 31 December 2018 and of the results of the company's operations for the financial year 1 January - 31 December 2018.

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 by the shareholder at the annual general meeting.

Billund, 3 May 2019

### **Executive management**

Søren Thorup Sørensen

### **Board of directors**

Kjeld Kirk Kristiansen  
chairman

Sidsel Marie Kristensen

Søren Thorup Sørensen

## Independent auditor's report

### *To the shareholder of KIRKBI Invest A/S*

#### **Opinion**

We have audited the financial statements of KIRKBI Invest A/S for the financial year 1 January - 31 December 2018, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity 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 31 December 2018 and of the results of the company's operations for the financial year 1 January - 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 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 the 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.

## Independent auditor's report

### **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.

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.

## Independent auditor's report

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.

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.

Aarhus, 3 May 2019

Deloitte  
Statsautoriseret Revisionspartnerselskab  
CVR no. 33 96 35 56

Thomas Rosquist Andersen  
State Authorised Public Accountant  
MNE no. mne31482

Nikolaj Thomsen  
State Authorised Public Accountant  
MNE no. mne33276

KIRKBI Invest A/S

## Company details

<b>The company</b>	KIRKBI Invest A/S Koldingvej 2 7190 Billund
	CVR no.: 31 15 98 30
	Reporting period: 1 January - 31 December 2018
	Domicile: Billund
<b>Board of directors</b>	Kjeld Kirk Kristiansen, chairman Sidsel Marie Kristensen Søren Thorup Sørensen
<b>Executive management</b>	Søren Thorup Sørensen
<b>Auditors</b>	Deloitte Statsautoriseret Revisionspartnerselskab Værkmestergade 2 8000 Aarhus
<b>Consolidated financial statements</b>	The company is included in the consolidated financial statements of the parent company KIRKBI A/S, Billund.

## Financial highlights

Seen over a 5-year period, the development of the company may be described by means of the following financial highlights:

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
	m.DKK	m.DKK	m.DKK	m.DKK	m.DKK
<b>Key figures</b>					
<b>Profit/loss</b>					
Revenue	1,071	889	997	1,069	665
Profit from ordinary operating activities	847	791	826	778	2,979
Net financials	-2,417	2,195	1,255	1,805	-123
Profit/loss for the year	-108	4,209	3,273	3,979	3,171
<b>Balance sheet</b>					
Balance sheet total	73,431	66,876	55,887	48,171	35,579
Investment in property, plant and equipment	122	389	313	91	349
Equity	49,062	48,665	25,448	22,125	18,255
<b>Financial ratios</b>					
Solvency ratio	66.8%	72.8%	45.5%	45.9%	51.3%
Return on equity	-0.2%	11.4%	13.8%	19.7%	19.1%
Average number of full-time employees	19	18	16	13	11

For definitions, see accounting policies.

The comparative figures for 2014 have not been adjusted according to the change in accounting policies in 2016, see accounting policies in the annual report for 2016. Adjustment of the comparative figures would give an increase of profit.

## Management's review

### Business activities

The company's objective is to engage in investment activities.

The company's assets are primarily invested in ownership of 29.6 % of Merlin Entertainments plc and a broad investment portfolio consisting of long-term equity, listed equities, bonds, real estate, Private Equity funds and other activities based on a long-term investment horizon.

### Business review

In 2018, the company realised a pre-tax loss of DKK 232 million (profit of DKK 4,836 million in 2017) and a loss after tax of DKK 108 million (profit of DKK 4,209 million in 2017). The loss for the year includes profits from group enterprises in the amount of DKK 1,036 million (DKK 1,605 million in 2017) and profits from associates of DKK 302 million (DKK 245 million in 2017). The company's balance sheet shows total assets of DKK 73,431 million. Equity end of 2018 amounts to DKK 49,062 million, corresponding to a solvency ratio of 67 %.

KIRKBI Invest A/S' financial result is mainly influenced by the yield from investment activities. The financial markets have been challenging during 2018, especially during the last months of the year. The yield for the year is, based on the situation on the financial markets and that KIRKBI Invest A/S is investing with a long-term horizon, considered satisfactory.

Except for the negative effect of the volatility in the financial markets, the financial result for 2018 is in line with the expectations for the financial year.

It is proposed not to distribute any dividends for 2018.

### Expectations for 2019

KIRKBI Invest A/S' investment activities will be impacted by the development in the global economy in 2019 and hence it is difficult to express clear expectations of the results for the year. The objective for KIRKBI Invest A/S is to create satisfactory long-term returns.

Based on the challenging year on the financial markets for 2018 and a good start for the investment activities in 2019, the overall result for 2019 for KIRKBI Invest A/S is expected to increase compared with 2018.

### Investments

The investment portfolio consist of long-term equity investments, Private Equity investments, real estate investments, investments in renewable energy and investments in quoted equities.

## Management's review

### *Long-term equity investments:*

Within long-term investments further investments were made into ISS A/S, Landis+Gyr AG and Nilfisk Holding A/S during the year together with an acquisition of 48.3 % of the shares in Golvvikken Newco AB (Välinge Group AB). KIRKBI Invest A/S divested its shares in MV Holding GmbH during 2018. The financial result from long-term equity were negatively impacted by the challenging financial markets.

### *Private Equity Investments:*

In the Private Equity portfolio, gains are attributable both to the preferred buyout funds and co-investments. During 2018, KIRKBI Invest A/S made one new commitment to a fund and invested in one new co-investment with one of our partners. In the Private Equity portfolio, an underlying strong year both to preferred buyout funds and co-investments were accelerated by a strengthening of the USD.

### *Real estate investments:*

In 2018, real estate acquired two new investment properties, one located in London (UK) and one located in Hamburg (Germany). All three investment properties in the Czech Republic were divested during 2018. Real estate investments had a strong return in 2018.

All acquisitions of real estate investments during the year were made in fully owned subsidiaries of KIRKBI Invest A/S.

### *Investments in renewable energy:*

KIRKBI Invest A/S has ownership in two off-shore wind farms, Borkum Riffgrund 1 and Burbo Bank Extension. KIRKBI Invest A/S holds indirectly 31.5 % ownership of Borkum Riffgrund 1 and indirectly 25 % ownership of Burbo Bank Extension. Both wind farms are operated by Ørsted. Both wind farms delivered a stable financial return, despite a lower than expected wind resource throughout the year.

Investments in renewable energy are made in subsidiaries of KIRKBI Invest A/S.

### *Investments in quoted equity:*

The equity markets were during 2018 very volatile driven by trade disputes between US and various other countries, BREXIT and towards the end of the year the markets were weighed down by fears of a slowing global economic growth. KIRKBI Invest A/S increased its position of quoted equities during 2018. From a return perspective 2018 were challenging for quoted equities.

## Management's review

### Knowledge resources

According to the company's corporate mission, the employees are a key resource. As part of the overall corporate strategy, employees and management work together to continuously ensure job satisfaction and a strong working environment.

In 2018, the company employed 19 FTEs on average, which is an increase of 1 FTE compared to 2017.

### Risks

Due to its holding of a significant portfolio of equities and bonds, the company is exposed to fluctuations in the financial markets. At the end of the year, the market value of the company's listed and unlisted equities and bonds amounted to DKK 43.5 billion.

The recognised carrying amount of the company's investment properties is DKK 1.7 billion. The value is impacted by the way in which economic trends will impact on the demand for commercial leases and, hence, the occupancy rate and rent level as well as developments in the long-term interest rate.

### Recognition and measurement uncertainties

Listed equities and bonds are recognised at the listed price at the balance sheet date. Group enterprises are recognised at their net asset value. Associates are recognised at fair value or net asset value. Investments in Private Equity funds are measured at an estimated market value of the assets in the underlying funds based on the most recent reports from these funds. The company's properties are measured on the basis of an individual review and assessment of each property.

### Impact on external environment

The company's portfolio of real estate is constantly kept at a high standard, ensuring a healthy environment for the tenants and contributing to ensuring that heat consumption, noise pollution, etc. will at all times live up to current requirements and standards.

### Research and development activities

KIRKBI Invest A/S does not engage in research or development activities.

### Corporate responsibility

Reference is made to the KIRKBI Responsibility reporting in the annual report of the parent, KIRKBI A/S.

## **Management's review**

### **Diversity policy**

KIRKBI Invest A/S has the ambition to have a balanced composition of the gender in the board of directors. The current board of directors consist of two men and one woman, which is living up to the ambition.

### **Significant events occurring after end of reporting period**

No other significant events have occurred after the end of the financial year, which could materially impact the financial position of the company at 31 December 2018.

## Accounting policies

The annual report of KIRKBI Invest A/S for 2018 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to large enterprises of reporting class C.

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

The annual report is presented in Danish kroner.

Pursuant to sections §112,1 of the Danish Financial Statements Act, the company has not prepared consolidated financial statements. The financial statements of KIRKBI Invest A/S and its group enterprises are included in the consolidated financial statements of KIRKBI A/S.

### Basis of recognition and measurement

Income is recognised in the income statement when earned. Furthermore, all costs incurred to generate earnings for the year are recognised in the income statement, including depreciation and impairment losses.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company 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 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.

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

## Income statement

### Revenue

Income from investments include interest and dividends from securities and is accrued to the period.

Income from properties includes rental income.

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

## Accounting policies

### Other external expenses

Other external expenses include expenses related to the various revenue activities.

### Employee expenses

Employee expenses include wages and salaries, pensions as well as other social security contributions, etc. made to the entity's employees.

### Depreciation and impairment losses

Depreciation and impairment losses comprise the year's depreciation and impairment of domicile properties, plant and equipment.

### Value adjustments of investment properties

Value adjustments of investment properties comprise the year's changes in the fair value of investment properties.

### Other financial income and expenses

Financial income and expenses are recognised in the income statement by the amounts attributable to this financial year. Financial income and expenses consist of interest income and expenses, realised and unrealised gains and losses.

### Income from investments in group enterprises and associates

Income from equity investments in group enterprises and associates allocated to the company's strategic portfolio comprises the proportionate share of profit/loss after tax and any adjustment of internal profit/loss and less amortisation of consolidated goodwill.

The accounting policy for income from associates allocated to the company's investment portfolio is described in the section "Investments in group enterprises and associates".

### Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

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

## Accounting policies

### Balance sheet

#### Tangible assets

Domicile properties, plant and equipment 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:

	Useful life
Domicile properties and installations	25 years
Plant and equipment	3-10 years

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, respectively.

#### Investment properties

Investment properties comprises investments in land and buildings for purposes of gaining a return on the invested capital in the form of regular operating income and/or capital gains on resale.

On acquisition, investment properties is measured at cost, comprising the purchase price, including purchase costs.

On subsequent recognition investment properties are recognised at fair value using of return-based model. The profit/loss, location, and rental situation of the individual properties are included in the model.

#### Investments in group enterprises and associates

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

Goodwill is amortised on a straight-line basis over the estimated useful life based on an assessment of, among other factors, the acquiree's nature, earnings and market position as well as the industry's stability and dependence on key personnel.

## Accounting policies

Investments in group enterprises 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.

The company's investments in associates are allocated at the time of investment to the company's strategic portfolio or investment portfolio based on the strategy determined by management for each investment.

### Strategic portfolio

Investments allocated to the strategic portfolio are measured using the equity method at the pro rata ownership share of the enterprises' equity plus consolidated goodwill and less intercompany profits and negative goodwill. Goodwill is amortised on a straight-line basis over its estimated useful life, which is determined on the basis of an assessment of the nature, earnings, market position of the acquired enterprise, the stability of the industry and dependence on key personnel, among other factors.

### Investment portfolio

Investments allocated to the investment portfolio are currently monitored and evaluated based on the development of fair value in accordance with the company's and the group's investment strategy. As the company's primary activity is to run investment business, investments allocated to the investment portfolio are measured at fair value and adjusted in the equity. The valuation is based on internationally accepted valuation methods for private equity.

### Impairment of assets

The carrying amount of property, plant and equipment and investments in group enterprises and associates is tested for impairment, other than what is reflected through normal depreciation, on an annual basis.

Where there is evidence of impairment, an impairment test is performed for each individual asset or group of assets, respectively. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

### Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable is impaired.

### Cash

Cash comprises cash at bank.

## Accounting policies

### Other investments

Other securities and equity investments are measured at the market value at the balance sheet date if they are listed, or at an estimated fair value if they are not.

### Provisions

Provisions are recognised when, at the balance sheet date, the enterprise has a legal or constructive obligation and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions expected to be settled after more than one year after the balance sheet date are measured at the net present value of the expected payments. Other provisions are measured at net realisable value, unless otherwise stated.

### 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.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively.

Deferred tax is measured based on the tax regulations and tax rates that will be in effect, using the laws at the balance sheet date, when the deferred tax is estimated to be triggered.

### Liabilities

Fixed-rate loans such as loans from credit institutions are recognised initially at the proceeds received less transaction expenses incurred. In subsequent periods, loans are measured at amortised cost so that the difference between the proceeds and the nominal value is recognised in the Income Statement as an interest expense over the term of the loan.

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

### Deferred income

Deferred income recognised under current liabilities comprises payments received concerning income in subsequent financial years.

## Accounting policies

### Foreign currency translation

Transactions in foreign currencies are translated into DKK at the exchange rate prevailing at the date of transaction. Monetary assets and liabilities in foreign currencies are translated into DKK based on the exchange rates prevailing at the balance sheet day. Realised and unrealised foreign exchange gains and losses are included in the income statement under financial income and expenses.

The results and financial position of group enterprises that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

Assets and liabilities for each group enterprise are translated into DKK at the closing rate at the balance sheet date.

Income and expenses for each group enterprise are translated at average exchange rates.

Differences deriving from translation of the opening balance equity in foreign group enterprises that are allocated to the company's investment portfolio are recognized in the income statement. Differences deriving from translation of the opening balance equity in foreign group enterprises that are allocated to the company's strategic portfolio are taken directly to equity.

### Derivative financial instruments

Derivative financial instruments are measured at fair value. Positive and negative fair values of derivative financial instruments are included in other receivables or other payables, respectively.

Fair value adjustments of derivative financial instruments are recognised in the income statement under financial income and expenses.

### Cash flow statement

The company has decided not to include a cash flow statement due to Danish Financial Statements Act § 86,4.

### Financial highlights

Definitions of financial ratios.

Solvency ratio	$\frac{\text{Equity at year-end} \times 100}{\text{Total assets at year-end}}$
Return on equity	$\frac{\text{Net profit for the year} \times 100}{\text{Average equity}}$

## Income statement 1 January - 31 December

	<u>Note</u>	<u>2018</u> m.DKK	<u>2017</u> m.DKK
Revenue	1	1,071	889
Other external expenses		-224	-158
<b>Gross profit</b>		<b>847</b>	<b>731</b>
Employee expenses	2	-19	-17
Depreciation and impairment losses		-65	-47
Value adjustments of investment properties		84	124
<b>Profit from ordinary operating activities</b>		<b>847</b>	<b>791</b>
Income from investments in group enterprises		1,036	1,605
Income from investments in associates	3	302	245
Other financial income	4	79	2,339
Other financial expenses	5	-2,496	-144
<b>Profit/loss before tax</b>		<b>-232</b>	<b>4,836</b>
Tax on profit/loss for the year	6	124	-627
<b>Profit/loss for the year</b>		<b>-108</b>	<b>4,209</b>
Distribution of profit	7		

## Balance sheet 31 December

	<u>Note</u>	<u>2018</u> m.DKK	<u>2017</u> m.DKK
<b>Assets</b>			
Investment properties	8	1,678	1,550
Domicile properties	9	366	299
Plant and equipment	9	654	708
<b>Tangible assets</b>		<b><u>2,698</u></b>	<b><u>2,557</u></b>
Investments in group enterprises	10	13,861	13,295
Investments in associates	11	5,698	6,579
Receivables from group enterprises	12	3,388	3,314
Receivables from associates	12	658	599
Other long-term investments	12	85	80
<b>Financial non-current assets</b>		<b><u>23,690</u></b>	<b><u>23,867</u></b>
<b>Total non-current assets</b>		<b><u>26,388</u></b>	<b><u>26,424</u></b>
Receivables from group enterprises		1,004	1,666
Receivables from associates		6	2
Other receivables		1,164	1,015
Corporation tax		213	0
<b>Receivables</b>		<b><u>2,387</u></b>	<b><u>2,683</u></b>
Current asset investments		43,521	37,118
<b>Securities</b>		<b><u>43,521</u></b>	<b><u>37,118</u></b>
<b>Cash</b>		<b><u>1,135</u></b>	<b><u>651</u></b>
<b>Total current assets</b>		<b><u>47,043</u></b>	<b><u>40,452</u></b>
<b>Total assets</b>		<b><u><u>73,431</u></u></b>	<b><u><u>66,876</u></u></b>

## Balance sheet 31 December

	<u>Note</u>	<u>2018</u> m.DKK	<u>2017</u> m.DKK
<b>Equity and liabilities</b>			
Share capital		126	126
Revaluation reserve		1	2,136
Reserve for net revaluation under the equity method		1,820	1,743
Retained earnings		47,115	44,660
<b>Total equity</b>	13	<b>49,062</b>	<b>48,665</b>
Provision for deferred tax	14	236	212
Other provisions		40	0
<b>Total provisions</b>		<b>276</b>	<b>212</b>
Mortgage loans		327	351
Other payables		575	767
<b>Total non-current liabilities</b>	15	<b>902</b>	<b>1,118</b>
Short-term part of long-term debt	15	615	617
Banks		1,611	846
Trade payables		20	21
Payables to group enterprises		20,756	14,700
Corporation tax		0	494
Other payables		189	202
Deferred income		0	1
<b>Total current liabilities</b>		<b>23,191</b>	<b>16,881</b>
<b>Total liabilities</b>		<b>24,093</b>	<b>17,999</b>
<b>Total equity and liabilities</b>		<b>73,431</b>	<b>66,876</b>
Contingencies, etc.	16		
Assets charged and security	17		
Related parties	18		

## Statement of changes in equity

	Share capital	Revaluation reserve	Reserve for net revalua- tion under the equity method	Retained earnings	Total
	m.DKK	m.DKK	m.DKK	m.DKK	m.DKK
Equity at 1 January	126	2,136	1,743	44,660	48,665
Fair value adjustments in equity from associates	0	377	0	33	410
Capital adjustments in group enterprises and associates	0	0	101	0	101
Net profit/loss for the year	0	0	1,338	-1,446	-108
Dividends received from investments in group enterprises and associates	0	0	-1,215	1,215	0
Transfers, reserves	0	-2,512	-147	2,659	0
Other adjustments	0	0	0	-6	-6
<b>Equity at 31 December</b>	<b>126</b>	<b>1</b>	<b>1,820</b>	<b>47,115</b>	<b>49,062</b>

## Notes

	<u>2018</u> m.DKK	<u>2017</u> m.DKK
<b>1 Revenue</b>		
Segmentation by activity:		
Income from investments	921	770
Income from properties	98	91
Other income	52	28
	<u>1,071</u>	<u>889</u>
<b>Total revenue</b>	<b><u>1,071</u></b>	<b><u>889</u></b>
As investments are made across the globe, a segmentation of revenue by geographical market would not be meaningful.		
<b>2 Employee expenses</b>		
Wages and salaries	17	15
Pensions	1	1
Other social security costs	1	1
	<u>19</u>	<u>17</u>
<b>3 Income from investments in associates</b>		
Share of profits of associates	322	266
Amortisation of goodwill	-20	-21
	<u>302</u>	<u>245</u>
	<b><u>302</u></b>	<b><u>245</u></b>
Including remuneration to the executive management and board of directors.		
Executive management and board of directors	1	1
	<u>1</u>	<u>1</u>
	<b><u>1</u></b>	<b><u>1</u></b>
Average number of employees	19	18

## Notes

	<u>2018</u> m.DKK	<u>2017</u> m.DKK
<b>4 Other financial income</b>		
Interest received from group enterprises	16	6
Other financial income	63	78
Value adjustments of current asset investments	0	2,255
	<u><b>79</b></u>	<u><b>2,339</b></u>
<b>5 Other financial expenses</b>		
Financial expenses, group enterprises	9	12
Other financial expenses	151	132
Value adjustments of current asset investments	2,336	0
	<u><b>2,496</b></u>	<u><b>144</b></u>
<b>6 Tax on profit/loss for the year</b>		
Current tax for the year	-140	541
Deferred tax for the year	24	41
Adjustment of tax concerning previous years	-8	45
	<u><b>-124</b></u>	<u><b>627</b></u>
<b>7 Distribution of profit</b>		
Reserve for net revaluation under the equity method	1,338	1,849
Retained earnings	-1,446	2,360
	<u><b>-108</b></u>	<u><b>4,209</b></u>

## Notes

## 8 Assets measured at fair value

	<b>Investment properties</b>
	<u>m.DKK</u>
Cost at 1 January	926
Additions for the year	51
Disposals for the year	-7
<b>Cost at 31 December</b>	<b>970</b>
Revaluations at 1 January	624
Revaluations for the year	84
<b>Revaluations at 31 December</b>	<b>708</b>
<b>Carrying amount at 31 December</b>	<b>1,678</b>

Investment properties are recognised at fair value on the basis of a return-based model using yields in the level 4-9 %. If the yield in the calculations increases by 1 % point, the impact on profit before tax would be negative with DKK 273 mill.

## 9 Tangible assets

	<b>Domicile properties</b>	<b>Plant and equipment</b>
	<u>m.DKK</u>	<u>m.DKK</u>
Cost at 1 January	353	871
Additions for the year	78	0
<b>Cost at 31 December</b>	<b>431</b>	<b>871</b>
Impairment losses and depreciation at 1 January	54	163
Depreciation for the year	11	54
<b>Impairment losses and depreciation at 31 December</b>	<b>65</b>	<b>217</b>
<b>Carrying amount at 31 December</b>	<b>366</b>	<b>654</b>

## Notes

	<b>2018</b>	<b>2017</b>
	<u>m.DKK</u>	<u>m.DKK</u>
<b>10 Investments in group enterprises</b>		
Cost at 1 January	11,071	10,305
Additions for the year	798	766
Disposals for the year	-207	0
<b>Cost at 31 December</b>	<b><u>11,662</u></b>	<b><u>11,071</u></b>
Revaluations at 1 January	2,224	1,955
Net profit/loss for the year	1,036	1,605
Received dividend	-1,023	-1,030
Reversal of adjustments of disposed assets	-147	0
Other adjustments	109	-306
<b>Revaluations at 31 December</b>	<b><u>2,199</u></b>	<b><u>2,224</u></b>
<b>Carrying amount at 31 December</b>	<b><u><u>13,861</u></u></b>	<b><u><u>13,295</u></u></b>

Investments in group enterprises are specified as follows:

Name	Registered office	Share capital	Ownership interest
Boston Holding A/S	Denmark	600,000 DKK	63%
Einsteinstrasse 130 GmbH	Germany	50,000 EUR	90%
Einsteinstrasse 130 Betriebsgesellschaft mbH	Germany	25,000 EUR	90%
Elsenheimerstrasse Invest GmbH	Germany	46,025,000 EUR	100%
KIRKBI AG	Switzerland	3,000,000 CHF	100%
KIRKBI Anlæg A/S	Denmark	10,000,000 DKK	100%
KIRKBI Burbo Extension Holding UK Ltd.	UK	13 GBP	100%
KIRKBI Estates Ltd.	Scotland	21,000,000 GBP	100%
KIRKBI Real Estate Investment A/S	Denmark	100,000,000 DKK	100%
KIRKBI Real Estate Investment GmbH	Germany	25,000 EUR	100%
K & C Holding A/S	Denmark	45,000,000 DKK	100%
LEGO Juris A/S	Denmark	10,000,000 DKK	100%
LLJ Investco K.K.	Japan	300,100,000 JPY	100%
Maxor 4 GmbH	Germany	25,000 EUR	94%
Neue Flora Invest A/S	Denmark	400,000 DKK	100%

## Notes

	2018 m.DKK	2017 m.DKK
<b>11 Investments in associates</b>		
Cost at 1 January	6,555	6,399
Additions for the year	3,090	309
Disposals for the year	-1,971	-153
<b>Cost at 31 December</b>	<b>7,674</b>	<b>6,555</b>
Revaluations at 1 January	24	-592
Net profit/loss for the year	302	245
Received dividend	-192	-188
Fair value adjustment	410	541
Reversal of fair value adjustments of disposed assets	-2,512	153
Other adjustments	-8	-135
<b>Revaluations at 31 December</b>	<b>-1,976</b>	<b>24</b>
<b>Carrying amount at 31 December</b>	<b>5,698</b>	<b>6,579</b>
Analysis of the carrying amount		
Share of the net asset value	2,085	1,934
Fair value	3,603	4,615
Goodwill on consolidation	10	30
	<b>5,698</b>	<b>6,579</b>

Investments in associates are specified as follows:

Name	Registered office	Share capital	Ownership interest
Associates recognised at equity value:			
Founders A/S	Denmark	28,840,000 DKK	33%
Merlin Entertainments plc	UK	10,220,724 GBP	30%
Associates recognised at fair value:			
Evolve Additive Solutions, Inc	USA	46 USD	28%
Falck A/S	Denmark	81,445,955 DKK	28%
Finansiere Tessera S.à.r.l.	Luxembourg	15,000 EUR	50%
Golvikken Newco AB	Sweden	147,027 SEK	48%
Peppy Pals AB	Sweden	66,982 SEK	25%

## Notes

## 12 Fixed asset investments

	Receivables from group enterprises	Receivables from asso- ciates	Other long- term investments
	m.DKK	m.DKK	m.DKK
Cost at 1 January	3,314	599	80
Additions for the year	690	59	5
Disposals for the year	-616	0	0
<b>Cost at 31 December</b>	<b>3,388</b>	<b>658</b>	<b>85</b>
<b>Carrying amount at 31 December</b>	<b>3,388</b>	<b>658</b>	<b>85</b>

## 13 Equity

The share capital consists of 60,963,000 class A shares of DKK 1 and 65,037,000 class B shares of DKK 1 or multiples thereof.

The share capital has developed as follows:

	2018	2017	2016	2015	2014
	m.DKK	m.DKK	m.DKK	m.DKK	m.DKK
Share capital at 1 January	126	120	120	120	120
Additions for the year	0	6	0	0	0
<b>Share capital</b>	<b>126</b>	<b>126</b>	<b>120</b>	<b>120</b>	<b>120</b>

## 14 Provision for deferred tax

	2018	2017
	m.DKK	m.DKK
Provision for deferred tax at 1 January	212	171
Provision in year	24	41
<b>Provision for deferred tax at 31 December</b>	<b>236</b>	<b>212</b>

## Notes

### 15 Non-current liabilities

	Debt at 1 January	Debt at 31 December	Instalment next year	Debt outstanding after 5 years
	m.DKK	m.DKK	m.DKK	m.DKK
Mortgage loans	351	327	24	234
Other payables	767	575	591	0
	<b>1,118</b>	<b>902</b>	<b>615</b>	<b>234</b>

### 16 Contingencies, etc.

A statement of continuing financial support has been given to subsidiary KIRKBI Estates Ltd. KIRKBI Invest A/S will provide continuing financial support to KIRKBI Estates Ltd. to enable it to operate as a going concern and to meet its obligations for at least 12 months from the date of the directors' report for the financial year ended 31 December 2018.

The company is part of a joint taxation arrangement in which the parent, KIRKBI A/S is the management company. Therefore, the company is jointly and severally liable for tax in the group's joint taxation income, etc., including surcharges and interest. Also, the company is jointly and severally liable for Danish withholding taxes in the form of dividend tax, royalty tax and interest tax, including surcharges and interest, to which the jointly taxed entities are liable. Any subsequent changes in corporate income taxes and withholding taxes may imply that the company becomes liable to pay tax.

Contingent liabilities and legal commitments to participate in investment projects and other purchase obligations amount to a maximum of DKK 7,045 mill.

The company has provided a payment guarantee of DKK 145 mill.

Apart from the above, there are no contingent liabilities at the balance sheet date.

### 17 Assets charged and security

Security has been given in land, buildings and installations with a net carrying amount of DKK 1,133 mill. for the company's mortgage loans which amount to DKK 355 mill.

Apart from the above, there are no security provided or assets charged at the balance sheet date.

## Notes

### 18 Related parties

#### **Controlling interest**

The parent, KIRKBI A/S, Billund has a controlling interest.

#### **Transactions**

All transactions with related parties are made on market terms.