

DSV Real Estate Duisburg A/S

Hovedgaden 630, 2640 Hedehusene

CVR No. 40 48 57 83

Annual Report

for the year ended 31 December 2020

2nd financial year

Approved at the Company's Annual General Meeting on 5 May 2021

Chairman:

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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 Duisburg A/S for the financial year 1 January - 31 December 2020.

The annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020.

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.

At the board meeting it will be decided that the annual accounts for 2021 onwards are not subject to audit. The board of directors and the managing director considers the requirements of omission of audit as met.

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

Hedehusene, 5 May 2021.

Executive Board:

Brian Winther Almind

Board of Directors:

Jens H. Lund
Chairman

Brian Skovgard Ejsing

Brian Winther Almind

INDEPENDENT AUDITOR'S REPORT

To the shareholder of DSV Real Estate Duisburg A/S

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January – 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the financial statements of DSV Real Estate Duisburg A/S for the financial year 1 January – 31 December 2020, which comprise an income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared 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 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 additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Statement on the Management's Review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the Management's review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the Management's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

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

Based on our procedures, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors'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 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 the financial statements.

Independent Auditor's Report (continued)

As part of an audit conducted in accordance with ISAs and additional requirements applicable in Denmark, we exercise professional judgement 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 conclusion is based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Copenhagen, 5 May 2021

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR No 33 77 12 31

Poul P. Petersen

State Authorised Public Accountant

mne-nr. 34503

INFORMATION ABOUT THE COMPANY

DSV Real Estate Duisburg A/S
Hovedgaden 630
2640 Hedehusene
CVR No. 40 48 57 83
Tel: +45 43 20 30 40
Fax: +45 43 20 30 41

Executive Board:

Brian Winther Almind

Board of Directors

Jens H. Lund, (Chairman)
Brian Skovgård Ejsing
Brian Winther Almind

Auditors:

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab

Shareholders holding 5% or more of the share capital or the voting rights:

DSV Solutions Holding A/S, Hedehusene (100%)

Parent company:

DSV Solutions Holding A/S, Hedehusene (100%)

Management's review**Main activity**

The objects of the Company are to own and manage properties and other activities deemed relevant by Management.

Financial review

The income statement of the Company for 2020 shows a loss of TDKK 406 and at 31 December 2020 the balance sheet of the Company shows equity of TDKK -43. The Management considers the Company's result as unsatisfactory.

Targets and expectations for the year ahead

For the year 2021, the Management expects an increased activity level and a result similar to 2020 with a minor loss.

Subsequent events

No material events have occurred after 31 December 2020.

Financial statements 1 January – 31 December 2020

INCOME STATEMENT

Note	2020 DKK '000	2019 DKK '000 (9 months)
Other external expenses	<u>-205</u>	<u>-41</u>
Gross margin	-205	-41
4 Financial expenses	<u>-316</u>	<u>-</u>
Profit before tax	-521	-41
5 Tax for the year	<u>115</u>	<u>4</u>
Profit for the year	<u>-406</u>	<u>-37</u>
Recommended appropriation of profit		
Transferred to reserves under equity	<u>-406</u>	<u>-37</u>
	<u>-406</u>	<u>-37</u>

Financial statements 1 January – 31 December 2020

BALANCE SHEET

Note	2020 DKK '000	2019 DKK '000
ASSETS		
6	100.436	192
	-	145
	10.651	20
	116	4
	<u>111.203</u>	<u>361</u>
	Total current assets	361
	Cash	22
	<u>573</u>	<u>22</u>
	Total current assets	383
	<u>111.776</u>	<u>383</u>
	TOTAL ASSETS	383
	<u>111.776</u>	<u>383</u>
EQUITY AND LIABILITIES		
Equity		
7	400	400
	-443	-37
	<u>-43</u>	<u>363</u>
	Total equity	363
	<u>-43</u>	<u>363</u>
Current liabilities		
	279	-
	111.461	-
	79	20
	<u>111.819</u>	<u>20</u>
	Total current liabilities	20
	<u>111.819</u>	<u>20</u>
	TOTAL EQUITY AND LIABILITIES	383
	<u>111.776</u>	<u>383</u>

1 Going concern

2 Accounting policies

8 Contingent liabilities and other commitments

9 Related parties

10 Consolidated financial statements

11 Branch information

Financial statements 1 January – 31 December 2020

STATEMENT OF CHANGES IN EQUITY

DKK'000	Share capital	Retained earnings	Total
Shareholders' Equity at 1 January 2020	400	-37	363
Transfer, see "Appropriation of profit"	-	-406	-406
Shareholders' Equity at 31 December 2020	400	-443	-43

Financial statements 1 January – 31 December 2020

Notes

1 Going concern

The company's equity is negative with -43 TDKK per 31 December 2020 and is expected to be re-established via future operation. To secure future operation, the company has received a letter of comfort from DSV Panalpina A/S of 550 TDKK to provide support and if necessary also to provide liquid fund to pay liabilities, so the company can continue business operations.

Based on this, the annual report for 2020 has been prepared on the assumption of going concern.

2 Accounting policies

The annual report of DSV Real Estate Duisburg 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 accounting policies are unchanged from last year.

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.

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

Land and building under construction

Land and building under construction is measured at cost and including judgement and estimated uncertainty involved

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 – 31 December 2020

Notes

3 Staff costs

The company has no employees

	2020	2019
	DKK'000	DKK'000

4 Financial expenses

Financial expenses external	-11	-
Financial expenses for Group enterprises	-304	-
Other financial expenses	-1	-

	<u>-1</u>	<u>-</u>
	<u>-316</u>	<u>-</u>

5 Tax for the year

Current tax for the year	-115	4
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	<u>-115</u>	<u>4</u>
	<u>-115</u>	<u>4</u>

6 Land and building under construction

Cost at 1 January	192	-
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Additions for the year	100.244	192
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	<u>100.244</u>	<u>192</u>
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Total cost at 31 December	100.436	192
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	<u>100.436</u>	<u>192</u>
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Total depreciation and impairment at 1 January	-	-
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Depreciation for the year	-	-
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	<u>-</u>	<u>-</u>
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Total depreciation and impairment at 31 December	-	-
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	<u>-</u>	<u>-</u>
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Carrying amount at 31 December	100.436	192
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	<u>100.436</u>	<u>192</u>
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7 Share capital

The share capital comprises:

Shares, 400,000 of DKK 1 nominal value each	400	400
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	<u>400</u>	<u>400</u>
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There has been no changes to the share capital since the company was founded 11 April 2019.

8 Contingent liabilities and other commitments

The Company and its ultimate parent company, DSV Panalpina A/S, are taxed on a joint basis. The Company is thus jointly and severally liable for any taxes relating to the joint taxation arrangement.

The Company has no further commitments or liabilities except from those included in the financial statements.

9 Related parties

DSV Real Estate Duisburg A/S' related parties comprise the following:

Parties exercising control

DSV Solutions 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.

10 Consolidated financial statements

The financial statements of DSV Real Estate Duisburg A/S are 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

or: www.investor.dsv.com

11 Branch information

DSV Real Estate Duisburg A/S - German Branch is a branch of DSV Real Estate Duisburg A/S and 100% owned and consolidated within DSV Real Estate Duisburg A/S.