



**CHRISTENSEN  
KJÆRULFF**

PERSONLIGT ENGAGEMENT

STATSAUTORISERET  
REVISIONSAKTIESELSKAB

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# **Greve Ejendomme ApS**

**c/o Christensen Kjarulff Statsautoriseret Revisionsaktieselskab, Store Kongensgade 68,  
1264 København K**

**Company reg. no. 21 61 58 38**

## **Annual report**

**1 March 2019 - 29 February 2020**

The annual report has been submitted and approved by the general meeting on the 7/7-2020

**John Stuart Ross**  
Chairman of the meeting

**Notes:**

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.



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## **Management's report**

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Today, the board of directors and the managing director have presented the annual report of Greve Ejendomme ApS for the financial year 1 March 2019 - 29 February 2020.

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

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 29 February 2020 and of the company's results of activities in the financial year 1 March 2019 – 29 February 2020.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

We recommend that the annual report be approved by the general meeting.

Copenhagen, 7 July 2020

**Managing Director**

John Stuart Ross

**Board of directors**

Douglas Garth Ross

John Stuart Ross

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## **Independent auditor's report**

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### **To the shareholders of Greve Ejendomme ApS**

#### **Opinion**

We have audited the financial statements of Greve Ejendomme ApS for the financial year 1 March 2019 - 29 February 2020, which comprise accounting policies, income statement, statement of financial position and notes. The financial statements have been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements present a fair view of the company's assets, equity and liabilities, and financial position at 29 February 2020 and of the results of the company's activities for the financial year 1 March 2019 - 29 February 2020 in accordance with the Danish Financial Statements Act.

#### **Basis for opinion**

We conducted our audit in accordance with international standards on auditing and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the section "Auditor's responsibilities for the audit of the financial statements". We are independent of the company in accordance with international ethical requirements for auditors (IESBA's Code of Ethics), 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.

#### **Responsibilities of management and those charged with governance for the financial statements**

Management is responsible for the preparation of financial statements that provide a fair view in accordance with the Danish Financial Statements Act. Management is also responsible for such internal control as the 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 unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing, and the additional requirements applicable in Denmark, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



## **Independent auditor's report**

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As part of an audit conducted in accordance with international standards on auditing, and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional scepticism 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 the 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 preparation of the financial statements using the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists arising from 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 disclosures in notes, and whether the financial statements reflect the underlying transactions and events in a manner that presents a 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 the internal control that we identify during our audit.

### **Statement on the management commentary**

Management is responsible for the management commentary.

Our opinion on and the financial statements does not cover the management commentary, and we express no assurance opinion thereon.



## **Independent auditor's report**

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In connection with our audit of the financial statements, it is our responsibility to read the management commentary and to consider whether the management commentary is materially inconsistent with the financial statements or the evidence obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, 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 believe that management commentary is consistent with the financial statements and that it has been prepared in accordance with the provisions of the Danish Financial Statement Act. We did not discover any material misstatement in the management commentary.

Copenhagen, 7 July 2020

**Christensen Kjaerulff**

Statsautoriseret Revisionsaktieselskab  
Company reg. no. 15 91 56 41

**Iver Haugsted**

State Authorised Public Accountant  
mne10678



## Company information

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### **The company**

Greve Ejendomme ApS  
c/o Christensen Kjørulff Statsautoriseret Revisionsaktieselskab  
Store Kongensgade 68  
1264 København K

Company reg. no. 21 61 58 38  
Financial year: 1 March - 29 February

### **Board of directors**

Douglas Garth Ross  
John Stuart Ross

### **Managing Director**

John Stuart Ross

### **Auditors**

Christensen Kjørulff  
Statsautoriseret Revisionsaktieselskab  
Store Kongensgade 68  
1264 København K



## **Management commentary**

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### **The principal activities of the company**

Like previous years, the principal activities of the company are rental of commercial property.

### **Development in activities and financial matters**

The gross profit for the year totals DKK 3.545.751 against DKK 3.498.242 last year. Income or loss from ordinary activities after tax totals DKK 3.474.665 against DKK 2.657.475 last year. Management considers the net profit for the year satisfactory.

### **Events occurring after the end of the financial year**

The outbreak and spread of COVID-19 at the beginning of 2020 has led to some uncertainties in the market.

It is not expected that the COVID-19 crisis will have a material impact on the company's revenue base and operations in 2020. However, it is still too early to assess whether the outbreak could have an impact on the valuation of the company's property in the form of increased return requirements.

Please refer to the prerequisites for valuing investment property in note 2.

Apart from the above, no events have occurred subsequent to the reporting date, which would have material impact on the assessment of the financial statements.





## Income statement

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All amounts in DKK.

<u>Note</u>	<u>1/3 2019 - 29/2 2020</u>	<u>1/3 2018 - 28/2 2019</u>
<b>Gross profit</b>	<b>3.545.751</b>	<b>3.498.242</b>
Value adjustment of investment property	<u>990.224</u>	<u>289.671</u>
<b>Operating profit</b>	<b>4.535.975</b>	<b>3.787.913</b>
Other financial income	97.367	53.976
1 Other financial costs	<u>-457.465</u>	<u>-434.803</u>
<b>Pre-tax net profit</b>	<b>4.175.877</b>	<b>3.407.086</b>
Tax on net profit or loss for the year	<u>-701.212</u>	<u>-749.611</u>
<b>Net profit or loss for the year</b>	<b>3.474.665</b>	<b>2.657.475</b>
<b>Proposed appropriation of net profit:</b>		
Transferred to retained earnings	<u>3.474.665</u>	<u>2.657.475</u>
<b>Total allocations and transfers</b>	<b>3.474.665</b>	<b>2.657.475</b>



## Statement of financial position

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All amounts in DKK.

<b>Assets</b>			
<u>Note</u>		<u>29/2 2020</u>	<u>28/2 2019</u>
<b>Non-current assets</b>			
2	Investment property	<u>56.299.210</u>	<u>55.308.986</u>
	Total property, plant, and equipment	<u>56.299.210</u>	<u>55.308.986</u>
3	Other receivables	<u>1.192.248</u>	<u>1.379.843</u>
	Total investments	<u>1.192.248</u>	<u>1.379.843</u>
<b>Total non-current assets</b>		<b><u>57.491.458</u></b>	<b><u>56.688.829</u></b>
<b>Current assets</b>			
	Trade receivables	44.930	12.947
	Receivables from group enterprises	4.139.143	5.125
	Income tax receivables	90.276	33.200
	Prepayments and accrued income	<u>56.385</u>	<u>50.159</u>
	Total receivables	<u>4.330.734</u>	<u>101.431</u>
	Cash on hand and demand deposits	<u>5.260.969</u>	<u>7.385.475</u>
<b>Total current assets</b>		<b><u>9.591.703</u></b>	<b><u>7.486.906</u></b>
<b>Total assets</b>		<b><u>67.083.161</u></b>	<b><u>64.175.735</u></b>



## Statement of financial position

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All amounts in DKK.

<b>Equity and liabilities</b>			
<u>Note</u>		<u>29/2 2020</u>	<u>28/2 2019</u>
<b>Equity</b>			
4	Contributed capital	500.000	500.000
5	Retained earnings	32.631.354	29.808.199
	<b>Total equity</b>	<b>33.131.354</b>	<b>30.308.199</b>
<b>Provisions</b>			
	Provisions for deferred tax	10.295.759	9.950.031
	<b>Total provisions</b>	<b>10.295.759</b>	<b>9.950.031</b>
<b>Liabilities other than provisions</b>			
6	Mortgage loans	20.231.240	21.506.762
	Total long term liabilities other than provisions	20.231.240	21.506.762
	Current portion of long term payables	1.300.000	1.300.000
	Prepayments received from customers	354.232	341.465
	Trade payables	36.500	117.106
	Other payables	1.734.076	652.172
	Total short term liabilities other than provisions	3.424.808	2.410.743
	<b>Total liabilities other than provisions</b>	<b>23.656.048</b>	<b>23.917.505</b>
	<b>Total equity and liabilities</b>	<b>67.083.161</b>	<b>64.175.735</b>
<b>7 Charges and security</b>			
<b>8 Contingencies</b>			



## Notes

All amounts in DKK.

	1/3 2019 - 29/2 2020	1/3 2018 - 28/2 2019
<b>1. Other financial costs</b>		
Other financial costs	457.465	434.803
	<b>457.465</b>	<b>434.803</b>
<b>2. Investment property</b>		
Cost opening balance	47.237.031	47.311.031
Disposals during the year	0	-74.000
<b>Cost end of period</b>	<b>47.237.031</b>	<b>47.237.031</b>
Fair value adjustment opening balance	8.071.955	7.782.284
Adjustment of the year to fair value	990.224	289.671
<b>Fair value adjustment end of period</b>	<b>9.062.179</b>	<b>8.071.955</b>
<b>Carrying amount, end of period</b>	<b>56.299.210</b>	<b>55.308.986</b>

The company owns a property on Greve Main 20, Greve.

A determination of the return from the individual properties is based on the expected rental income from fully leased properties less expected operating costs, administration costs, and maintenance costs. The subsequent value is adjusted for recognised vacant-period lease for a reasonable period of time and expected costs of improvements and large maintenance projects, etc., plus added deposits and prepaid lease payments.

Compared to the previous financial year, the methods of measurement remain unchanged.

The determination of the market value (carrying value) is based on the following rates of return:

Weighted average rate of return	6,42%
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Sensitivity analysis:

Changes in the rates of return have a material effect on the measurement of investment properties. An increase in the rate of return could mean a decrease in market value. The market development may result in changed requirements to the return on real property.



## Notes

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All amounts in DKK.

### 2. Investment property (continued)

The survey below shows how the measurement of the property portfolio is affected when the rates of return are increased and decreased, respectively with 0,5%:

Rate of return	Value of property portfolio	Carrying amount	Adjustment
-0,5%	61.054.200	56.299.210	4.754.990
+0,5%	52.231.300	56.299.210	-4.067.910

### 3. Other receivables

Other debtors	1.192.248	1.379.843
Deposits	0	0
	<u>1.192.248</u>	<u>1.379.843</u>

From the total of other debtors, t.DKK 988 are due for payment more than a year from the end of the financial year.

### 4. Contributed capital

Contributed capital opening balance	500.000	500.000
	<u>500.000</u>	<u>500.000</u>

### 5. Retained earnings

Retained earnings opening balance	29.808.199	27.412.639
Profit or loss for the year brought forward	3.474.665	2.657.475
Fair value adjustment of hedging instruments for the year	-835.270	-335.788
Tax on adjustment of hedging instruments of the year	183.760	73.873
	<u>32.631.354</u>	<u>29.808.199</u>

### 6. Mortgage loans

Total mortgage loans	21.531.240	22.806.762
Share of amount due within 1 year	-1.300.000	-1.300.000
	<u>20.231.240</u>	<u>21.506.762</u>
Share of liabilities due after 5 years	<u>15.031.000</u>	<u>15.156.000</u>



## Notes

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All amounts in DKK.

### **7. Charges and security**

As security for mortgage debts, DKK 21.531.240, mortgage has been granted on land and buildings representing a book value of DKK 56.299.210 at 29 February 2020.

### **8. Contingencies**

#### **Contingent liabilities**

Commitments and other contingent liabilities:

The company has entered into lease agreement concerning the property Greve Main 20. The lease is non-terminable for the tenant and the owner until 30 April 2026.

#### **Joint taxation**

With Roden Holdings ApS, company reg. no 38 74 97 49 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.



## Accounting policies

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The annual report for Greve Ejendomme ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

### **Recognition and measurement in general**

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost, allowing a constant effective interest rate to be recognised during the useful life of the asset or liability. Amortised cost is recognised as the original cost less any payments, plus/less accrued amortisations of the difference between cost and nominal amount. In this way, capital losses and gains are allocated over the useful life of the liability.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

### **Derivatives**

At their initial recognition, derivatives are recognised at cost in the statement of financial position. Hereafter, they measured at fair value. Positive and negative fair values of derivatives are recognised under other receivables and payables, respectively.

Changes in the fair value of derivatives intended as hedging the fair value of a recognised asset or a recognised liability are recognised in the income statement together with any changes in the fair value of the hedged asset or hedged liability.

Changes in the fair value of derivatives classified as, and meeting the criteria for, hedging future cash flows are recognised under other receivables or other payables and in equity.

If the future transaction results in the recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or the liability, respectively. If the future transaction results in income or costs, amounts recognised in equity on a continuing basis are transferred to the income statement for the period in which the hedged item affected the income statement.



## **Accounting policies**

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As regards any derivatives which do not meet the criteria for treatment as hedging instruments, changes in the fair value are recognised in the income statement on a continuing basis.

Changes in the fair value of derivatives used for hedging net investments in independent foreign group enterprises or associates are recognised directly in equity.

### **Income statement**

#### **Gross profit**

Gross profit comprises the revenue, other operating income and external costs.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

Lease income comprises income from the lease of property and from overhead costs collected and is recognised in the income statement for the period relating to the lease payment. Income from the heating account is recognised in the statement of financial position as a balance with lessees.

Other external costs comprise costs incurred for administration.

Costs concerning investment properties comprise operating costs, repair and maintenance costs, taxes, charges, and other costs. Costs concerning the heating accounts are recognised in the statement of financial position as a balance with lessees.

#### **Value adjustment of investment property**

Value adjustment of investment property comprises value adjustments of properties at fair value and profit or loss from the disposal of properties.

#### **Financial income and expenses**

Financial income and expenses comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the income statement with the amounts concerning the financial year.

#### **Tax on net profit or loss for the year**

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.





## Accounting policies

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The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

### Statement of financial position

#### **Impairment loss relating to non-current assets**

The carrying amount of tangible assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation, respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is equal to the value of the net selling price or the value in use, whichever is higher. The value in use is determined as the present value of the expected net cash flow derived from the use of the asset or group of assets.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

#### **Investment property**

At the initial recognition, investment property is measured at cost, comprising the cost of the property and directly associated costs, if any.

Hereafter, investment properties are measured individually at an estimated fair value. The properties are measured using a returnbased model, by which the expected future cash flows for the following year, along with a rate of return determined by an external assessor, form the basis for the fair value of the properties. Compared to the previous financial year, the method of measurement remains unchanged.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognised in the income statement under the item "Costs concerning investment property".

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value.

Value adjustments are recognised in the income statement under the item "Value adjustments of property".

#### **Receivables**

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.



## Accounting policies

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### **Prepayments and accrued income**

Prepayments and accrued income recognised under assets comprise incurred costs concerning the following financial year.

### **Cash on hand and demand deposits**

Cash on hand and demand deposits comprise cash at bank.

### **Income tax and deferred tax**

Current tax receivables and tax liabilities are recognised in the statement of financial position with the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivables and tax liabilities are offset to the extent that a legal right of set-off exists and the items are expected to be settled net or simultaneously.

According to the rules of joint taxation, Greve Ejendomme ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is tax on all temporary differences in the carrying amount and tax base of assets and liabilities measured on the basis of the planned application of the asset and disposal of the liability, respectively.

Deferred tax assets, including the tax value of tax losses eligible for carryforward, are recognised at their expected realisable value, either by settlement against tax of future earnings or by setoff in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisation value.

Deferred tax is measured on the basis of the tax rules and tax rates of applicable legislation at the reporting date and prevailing when the deferred tax is expected to be released as current tax.

### **Liabilities other than provisions**

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Liabilities other than provisions relating to investment properties are measured at amortised cost.

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