

# DRØMMELAND

## Drømmeland A/S

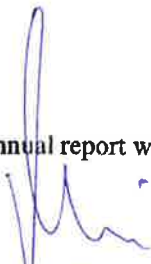
Vadstrupvej 71-73, 2880 Bagsværd

Company reg. no. 24 40 41 10

### Annual report

### 1 June 2018 - 31 May 2019

The annual report was submitted and approved by the general meeting on the 26 June 2019.



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**Michael Vinther**  
Chairman of the meeting

Notes:

- To ensure the greatest possible applicability of this document, British 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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The board of directors and the managing director have today presented the annual report of Drømmeland A/S for the financial year 1 June 2018 to 31 May 2019.

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

We consider the accounting policies used appropriate, and in our opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 May 2019 and of the company's results of its activities in the financial year 1 June 2018 to 31 May 2019.

We are of the opinion that the management's review includes a fair description of the issues dealt with.

The annual report is recommended for approval by the general meeting.

Bagsværd, 26 June 2019

### Managing Director



Kim Andreasen

### Board of directors



Michael Vinther



John Toftgaard Hansen



Mikkel Vendelin Olesen



Kim Andreasen



Tina Susie Andreasen



Stefan Eli Kirkedal Kristensen

## **Independent auditor's report**

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### **To the shareholder of Drømmeland A/S**

#### **Opinion**

We have audited the annual accounts of Drømmeland A/S for the financial year 1 June 2018 to 31 May 2019, which comprise accounting policies used, profit and loss account, balance sheet, statement of changes in equity and notes. The annual accounts are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the annual accounts give a true and fair view of the company's assets, liabilities and financial position at 31 May 2019 and of the results of the company's operations for the financial year 1 June 2018 to 31 May 2019 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 below section "Auditor's responsibilities for the audit of the annual accounts". We are independent of the company in accordance with international ethics standards for accountants (IESBA's Code of Ethics) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these standards and requirements. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

#### **The management's responsibilities for the annual accounts**

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

In preparing the annual accounts, the management is responsible for evaluating the company's ability to continue as a going concern, and, when relevant, disclosing matters related to going concern and using the going concern basis of accounting when preparing the annual accounts, unless the management either intends to liquidate the company or to cease operations, or if it has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the annual accounts**

Our objectives are to obtain reasonable assurance about whether the annual accounts 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 may arise due to fraud or error and may be considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions made by users on the basis of the annual accounts.

## **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 evaluations and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement in the annual accounts, whether due to fraud or error, design and perform audit procedures in response 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 the risk of not detecting a misstatement 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 by the management and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's preparation of the annual accounts being based on the going concern principle and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may raise significant doubt about 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 annual accounts 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 annual accounts, including the disclosures in the notes, and whether the annual accounts reflect 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 the internal control that we identify during our audit.

### **Statement on the management's review**

The management is responsible for the management's review.

Our opinion on the annual accounts does not cover the management's review, and we do not express any kind of assurance opinion on the management's review.

## **Independent auditor's report**

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In connection with our audit of the annual accounts, our responsibility is to read the management's review and in that connection consider whether the management's review is materially inconsistent with the annual accounts or our knowledge obtained during the audit, or whether it otherwise appears to contain material misstatement.

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

Based on the work we have performed, we believe that the management's review is in accordance with the annual accounts and that it has been prepared in accordance with the requirements of the Danish Financial Statement Acts. We did not find any material misstatement in the management's review.

Copenhagen, 26 June 2019

**Grant Thornton**

State Authorised Public Accountants  
Company reg. no. 34 20 99 36



Jan Tønnesen

State Authorised Public Accountant  
mnc9439



Claus Koskelin

State Authorised Public Accountant  
mnc30140

## **Company data**

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### **The company**

Drømmeland A/S  
Vadstrupvej 71-73  
2880 Bagsværd

Company reg. no. 24 40 41 10  
Established: 15 January 1975  
Domicile: Bagsværd  
Financial year: 1 June - 31 May

### **Board of directors**

Michael Vinther  
Mikkel Vendelin Olesen  
Tina Susie Andreasen  
John Toftgaard Hansen  
Kim Andreasen  
Stefan Eli Kirkedal Kristensen

### **Managing Director**

Kim Andreasen

### **Auditors**

Grant Thornton, Statsautoriseret Revisionspartnerselskab  
Stockholmsgade 45  
2100 København Ø

### **Parent company**

K. A. Invest Holding A/S

## Financial highlights

DKK in thousands.	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>	<u>2014/15</u>
<b>Profit and loss account:</b>					
Gross profit	36.476	34.004	34.925	37.365	28.739
Results from operating activities	3.547	5.578	8.508	11.098	4.004
Net financials	-1.527	-1.278	-506	-357	-484
Results for the year	1.554	3.336	6.194	8.417	2.561
<b>Balance sheet:</b>					
Balance sheet sum	71.815	66.258	66.753	72.507	73.218
Investments in tangible fixed assets represent	2.785	6.487	2.819	1.189	3.064
Equity	12.211	14.274	19.936	22.158	16.303
<b>Employees:</b>					
Average number of full time employees	63	58	51	52	51
<b>Key figures in %:</b>					
Solvency ratio	17,0	21,5	29,9	30,6	22,3
Return on equity	11,7	19,5	29,4	43,8	16,7
Return on assets	5,1	8,4	12,2	15,2	5,4

The calculation of key figures and ratios does in all material respects follow the Danish Association of Finance Analysts' recommendations and does only in a few respects deviate from the recommendations.

The key figures appearing from the survey have been calculated as follows:

<b>Equity share</b>	$\frac{\text{Equity, closing balance} \times 100}{\text{Assets in total, closing balance}}$
<b>Return on equity</b>	$\frac{\text{Results for the year} \times 100}{\text{Average equity}}$
<b>Return on assets</b>	$\frac{\text{Operation profit} \times 100}{\text{Average balance}}$



## **Management's review**

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

Like previous years, the company's activities are retail furniture sales especially within bedroom furniture. The company has 22 specialist bed shops. The stores are located all over Denmark.

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

During the financial year, the company achieved positive sales growth and gained market shares from other players in the market.

The results of the year is DKK 1,6 million against DKK 3,3 million last year.

The result is negatively affected by the warmest summer in Denmark ever. In addition, the three newest opened shops in Jutland; Horsens, Vejle and Kolding had the first year in operation.

The company has used the year as an investment year and invested in new online platform and a new ERP system.

The management considers the results satisfactory under the conditions.

### **The expected development**

The company expects a positive stable earnings performance in the coming year.

## **Accounting policies used**

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The annual report for Drømmeland A/S is presented in accordance with those regulations of the Danish Financial Statements Act concerning companies identified as class C enterprises (medium sized enterprises).

The accounting policies used are unchanged compared to last year, and the annual accounts are presented in Danish kroner (DKK).

Pursuant to section 86(4) of the Danish Financial Statements Act, no cash flow statement for the enterprise has been prepared, as the relevant information is included in the consolidated annual accounts of K.A. Invest Holding A/S.

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

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

Certain fixed asset investments and liabilities are measured at amortised cost, by which method a fixed, effective interest is recognised during the useful life of the asset or the liability. Amortised cost is recognised as the original cost with deduction of any payments and additions/deductions of the accrued amortisation of the difference between cost and nominal amount. In this way capital losses and capital profits are spread over the useful life.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concerns matters existing on the balance sheet date.

### **Translation of foreign currency**

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials.

## **Accounting policies used**

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Debtors, creditors, and other monetary items in foreign currency are translated by using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or the recognition in the latest annual accounts of the amount owed or the liability is recognised in the profit and loss account under financial income and expenses.

### **The profit and loss account**

#### **Gross profit**

The gross profit comprises the net turnover, changes in inventories of finished, other operating income, and external costs.

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received. The net turnover is recognised exclusive of VAT and taxes and with the deduction of any discounts granted in connection with the sale.

Costs of sales includes costs for the purchase consumables less discounts and changes in inventories.

Other external costs comprise costs for distribution, sales, advertisement, administration, premises, loss on debtors, and operational leasing costs.

#### **Staff costs**

Staff costs include salaries and wages including holiday allowances, pensions and other costs for social security etc. for staff members. Staff costs are less public reimbursements.

#### **Depreciation, amortisation and writedown**

Depreciation, amortisation and writedown comprise depreciation on, amortisation of and writedown relating to intangible and tangible fixed assets respectively.

#### **Net financials**

Net financials 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 profit and loss account with the amounts that concerns the financial year.

#### **Tax of the results for the year**

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

The company is subject to the Danish legislation concerning compulsory joint taxation with the Danish group enterprises.

## Accounting policies used

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

### The balance sheet

#### Intangible fixed assets

##### Acquired rights

Purchased rights are measured at cost with deduction of accrued amortisation. Acquired rights are amortised on a straight-line basis over the estimated financial life which is 3-8 years.

#### Tangible fixed assets

Tangible fixed assets are measured at cost with deduction of accrued depreciation and writedown. Land is not depreciated

The basis of depreciation is cost with deduction of any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the book value, the amortisation discontinues.

If the amortisation period or the residual value is changed, the effect on amortisation will in the future be recognised as a change in the accounting estimates.

The cost comprises the acquisition cost and costs directly attached to the acquisition until the time when the asset is ready for use.

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing.

Depreciation takes place on a straight line basis and based on an evaluation of the expected useful life:

	Useful life
Buildings	50 years
Other plants, operating assets, fixtures and furniture	3-5 years

Minor assets with an expected useful life of less than 1 year are recognised as costs in the profit and loss account in the year of acquisition.

Profit or loss deriving from the sales of tangible fixed assets is measured as the difference between the sales price reduced by the selling costs and the book value at the time of the sale. Profit or losses are recognised in the profit and loss account as other operating income or other operating expenses.

## **Accounting policies used**

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### **Leasing contracts**

At the first recognition in the balance sheet, leasing contracts concerning tangible fixed assets by which the company holds all essential risks and advantages attached to the proprietary right (financial leasing) are measured either at fair value or at the present value of the future leasing services, whichever value is lower. When calculating the present value, the internal interest rate of the leasing contract or alternatively the borrowing rate of the enterprise is used as discount rate. Afterwards, financially leased assets are treated in the same way as other similar tangible assets.

The capitalised residual leasing liability is recognised in the balance sheet as a liability, and the interest part of the leasing contract is recognised in the profit and loss account over the term of the contract.

All other leasing contracts are considered operational leasing. Payments in connection with operational leasing and other rental agreements are recognised in the profit and loss account over the term of the contract. The company's total liabilities concerning operational leasing and rental agreements are recognised under contingencies etc.

### **Decoration of rented premises**

Decoration of rented premises are measured at cost with deduction of accrued depreciation. Depreciation takes place on a straight-line basis over the estimated useful life of the asset, which is set at 10 years.

### **Writedown of fixed assets**

The book values of both intangible and tangible fixed assets as well as equity investments in subsidiaries and associated enterprises 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 takes place to the recoverable amount, if this value is lower than the book value.

The recoverable value 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 deriving from the use of the asset or the group of assets.

Previously recognised writedown is reversed when the condition for the writedown no longer exist. Writedown relating to goodwill is not reversed.

### **Inventories**

Inventories are measured at cost on basis of the FIFO method. In case the net realisable value of the inventories is lower than the cost, writedown takes place to this lower value.

The cost for trade goods, raw materials, and consumables comprises the acquisition cost with the addition of the delivery costs.

## **Accounting policies used**

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The net realisable value for inventories is recognised as the market price with deduction of completion costs and selling costs. The net realisable value is determined taking into consideration the negotiability, obsolescence, and development of the expected market price.

### **Debtors**

Debtors are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, writedown takes place at the net realisable value.

### **Accrued income and deferred expenses**

Accrued income and deferred expenses recognised under assets comprise incurred costs concerning the next financial year.

### **Available funds**

Available funds comprise cash at bank and in hand.

## **Equity**

### **Revaluation reserves**

Revaluations of land and buildings with deduction of deferred tax are recognised under revaluation reserves. The reserves are reduced when the value of revalued buildings is reduced due to depreciation. The reduction represents the difference between depreciation based on the revalued book value of the buildings and depreciation based on the original cost of the buildings. The reserves are dissolved partly or totally in case of sale of land and buildings and reduced in case of writedown of land and property.

### **Dividend**

Dividend expected to be distributed for the year is recognised as a separate item under the equity. Proposed dividend is recognised as a liability at the time of approval by the general meeting (the time of declaration).

### **Corporate tax and deferred tax**

Current tax receivable and tax liabilities are recognised in the balance sheet at 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 receivable and tax liabilities are set off to the extent that legal right of set-off exists and if the items are expected to be settled net or simultaneously.

According to the rules of joint taxation, Drømmeland A/S is unlimited, jointly and severally liable towards the Danish tax authorities for the total corporation tax, including withholding tax on interest, royalties and dividends, arising within the jointly taxed group of companies.

Deferred tax is measured on the basis of all temporary differences in assets and liabilities with a balance sheet focus.

## **Accounting policies used**

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Deferred tax is measured based on the tax rules and tax rates applying under the legislation on the balance sheet date and prevailing when the deferred tax is expected to be released as current tax.

### **Liabilities**

Financial liabilities related to borrowings are recognised at the received proceeds with the deduction of transaction costs incurred. In following periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value by use of the effective interest. The difference between the proceeds and the nominal value is recognised in the profit and loss account during the term of the loan.

Mortgage debt and bank debt are for instance measured at amortised cost. As to cash loans, this corresponds to the outstanding debt of the loan. For bond loans, the amortised cost corresponds to an outstanding debt calculated as the underlying cash value at the date of borrowing adjusted by amortisation of the market value adjustment on the date of the borrowing carried out over the repayment period.

Also capitalised residual leasing liabilities in connection with financial leasing contracts are recognised in the financial liabilities.

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

### **Accrued expenses and deferred income**

Received payments concerning income during the following years are recognised under accrued expenses and deferred income.

**Profit and loss account 1 June - 31 May**

All amounts in DKK.

<u>Note</u>	<u>2018/19</u>	<u>2017/18</u>
<b>Gross profit</b>	<b>36.476.080</b>	<b>34.004.124</b>
2 Staff costs	-29.544.423	-25.453.312
Depreciation, amortisation and writedown relating to tangible and intangible fixed assets	-3.384.381	-2.537.591
Other operating costs	0	-435.315
<b>Operating profit</b>	<b>3.547.276</b>	<b>5.577.906</b>
Other financial income from group enterprises	227.163	436.274
Other financial income	456.668	372.980
Other financial costs	-2.210.345	-2.087.338
<b>Results before tax</b>	<b>2.020.762</b>	<b>4.299.822</b>
3 Tax on ordinary results	-466.300	-963.682
<b>4 Results for the year</b>	<b>1.554.462</b>	<b>3.336.140</b>



**Balance sheet 31 May**

All amounts in DKK.

<b>Assets</b>		
Note	2019	2018
<b>Fixed assets</b>		
5 Acquired concessions, patents, licenses, trademarks and similar rights	6.765.321	192.869
Intangible fixed assets in total	<u>6.765.321</u>	<u>192.869</u>
6 Land and property	22.411.388	22.451.161
7 Other plants, operating assets, and fixtures and furniture	2.351.795	3.186.222
8 Decoration rented premises	8.220.757	7.274.305
Tangible fixed assets in total	<u>32.983.940</u>	<u>32.911.688</u>
9 Deposits	1.463.734	1.533.073
Financial fixed assets in total	<u>1.463.734</u>	<u>1.533.073</u>
<b>Fixed assets in total</b>	<b><u>41.212.995</u></b>	<b><u>34.637.630</u></b>
<b>Current assets</b>		
Manufactured goods and trade goods	22.121.766	20.864.328
Inventories in total	<u>22.121.766</u>	<u>20.864.328</u>
Trade debtors	61.295	34.393
Amounts owed by group enterprises	5.770.867	8.689.826
Tax receivables from group enterprises	135.146	0
Other debtors	1.735.232	1.336.061
10 Accrued income and deferred expenses	751.917	669.020
Debtors in total	<u>8.454.457</u>	<u>10.729.300</u>
Available funds	26.274	26.274
<b>Current assets in total</b>	<b><u>30.602.497</u></b>	<b><u>31.619.902</u></b>
<b>Assets in total</b>	<b><u>71.815.492</u></b>	<b><u>66.257.532</u></b>

**Balance sheet 31 May**

All amounts in DKK.

<b>Equity and liabilities</b>		
Note	2019	2018
<b>Equity</b>		
11 Contributed capital	500.000	500.000
Revaluation reserve	9.875.871	10.156.970
Results brought forward	1.835.561	0
Proposed dividend for the financial year	0	3.617.239
<b>Equity in total</b>	<b>12.211.432</b>	<b>14.274.209</b>
<b>Provisions</b>		
12 Provisions for deferred tax	5.626.738	5.025.292
<b>Provisions in total</b>	<b>5.626.738</b>	<b>5.025.292</b>
<b>Liabilities</b>		
13 Mortgage debt	12.909.555	13.659.723
13 Leasing liabilities	1.386.865	1.828.608
Corporate tax	0	689.304
Long-term liabilities in total	14.296.420	16.177.635
13 Liabilities	1.191.861	1.245.690
Bank debts	6.838.680	1.993.995
Prepayments received from customers	6.893.935	5.027.333
Trade creditors	19.980.937	16.519.220
Other debts	4.775.489	5.994.158
Short-term liabilities in total	39.680.902	30.780.396
<b>Liabilities in total</b>	<b>53.977.322</b>	<b>46.958.031</b>
<b>Equity and liabilities in total</b>	<b>71.815.492</b>	<b>66.257.532</b>

**1 Subsequent events****14 Mortgage and securities****15 Contingencies****16 Related parties**

**Statement of changes in equity**

All amounts in DKK.

	<b>Contributed capital</b>	<b>Revaluation reserve</b>	<b>Results brought forward</b>	<b>Proposed dividend for the financial year</b>	<b>In total</b>
Equity 1 June 2017	500.000	10.438.069	0	8.997.571	19.935.640
Distributed dividend	0	0	0	-8.997.571	-8.997.571
Profit or loss for the year brought forward	0	0	-281.099	3.617.239	3.336.140
Revaluations for the year	0	-281.099	0	0	-281.099
Reduction of revaluations	0	0	281.099	0	281.099
Equity 1 June 2018	500.000	10.156.970	0	3.617.239	14.274.209
Distributed dividend	0	0	0	-3.617.239	-3.617.239
Profit or loss for the year brought forward	0	0	1.554.462	0	1.554.462
Revaluations for the year	0	-281.099	0	0	-281.099
Reduction of revaluations	0	0	281.099	0	281.099
	<b>500.000</b>	<b>9.875.871</b>	<b>1.835.561</b>	<b>0</b>	<b>12.211.432</b>

## Notes

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All amounts in DKK.

### 1. Subsequent events

No events have occurred subsequent to the balance sheet date, which would have material impact on the financial position of the company.

	<u>2018/19</u>	<u>2017/18</u>
<b>2. Staff costs</b>		
Salaries and wages	25.804.824	22.320.118
Pension costs	2.945.115	2.400.416
Other staff costs	794.484	732.778
	<u>29.544.423</u>	<u>25.453.312</u>
 Average number of employees	 <u>63</u>	 <u>58</u>

Pursuant to section 98b of the Danish Financial Statements Act, the company has chosen not to show management remuneration as only one director receives remuneration.

### 3. Tax on ordinary results

Tax of the results for the year, parent company	-135.146	689.304
Adjustment for the year of deferred tax	601.446	274.378
	<u>466.300</u>	<u>963.682</u>

### 4. Proposed distribution of the results

Dividend for the financial year	0	3.617.239
Allocated to results brought forward	1.554.462	0
Allocated from results brought forward	0	-281.099
<b>Distribution in total</b>	<u>1.554.462</u>	<u>3.336.140</u>

**Notes**

All amounts in DKK.

	<u>31/5 2019</u>	<u>31/5 2018</u>
<b>5. Acquired concessions, patents, licenses, trademarks and similar rights</b>		
Cost 1 June 2018	1.825.848	1.785.848
Additions during the year	<u>7.180.041</u>	<u>40.000</u>
<b>Cost 31 May 2019</b>	<b><u>9.005.889</u></b>	<b><u>1.825.848</u></b>
Amortisation and writedown 1 June 2018	-1.632.979	-1.355.704
Amortisation for the year	<u>-607.589</u>	<u>-277.275</u>
<b>Amortisation and writedown 31 May 2019</b>	<b><u>-2.240.568</u></b>	<b><u>-1.632.979</u></b>
<b>Book value 31 May 2019</b>	<b><u>6.765.321</u></b>	<b><u>192.869</u></b>
<b>6. Land and property</b>		
Cost 1 June 2018	12.517.966	12.117.135
Additions during the year	<u>569.405</u>	<u>400.831</u>
<b>Cost 31 May 2019</b>	<b><u>13.087.371</u></b>	<b><u>12.517.966</u></b>
Revaluation 1 June 2018	<u>18.030.837</u>	<u>18.030.837</u>
<b>Revaluation 31 May 2019</b>	<b><u>18.030.837</u></b>	<b><u>18.030.837</u></b>
Depreciation and writedown 1 June 2018	-8.097.642	-7.505.945
Depreciation for the year	<u>-609.178</u>	<u>-591.697</u>
<b>Depreciation and writedown 31 May 2019</b>	<b><u>-8.706.820</u></b>	<b><u>-8.097.642</u></b>
<b>Book value 31 May 2019</b>	<b><u>22.411.388</u></b>	<b><u>22.451.161</u></b>
Book value excluding revaluations	<u>8.695.462</u>	<u>8.374.853</u>

## Notes

All amounts in DKK.

	<u>31/5 2019</u>	<u>31/5 2018</u>
<b>7. Other plants, operating assets, and fixtures and furniture</b>		
Cost 1 June 2018	7.997.013	6.577.770
Additions during the year	73.347	2.057.243
Disposals during the year	0	-638.000
<b>Cost 31 May 2019</b>	<b><u>8.070.360</u></b>	<b><u>7.997.013</u></b>
Amortisation and writedown 1 June 2018	-4.810.791	-4.283.174
Depreciation for the year	-907.774	-844.012
Reversal of depreciation, amortisation and writedown, assets disposed of	0	316.395
<b>Amortisation and writedown 31 May 2019</b>	<b><u>-5.718.565</u></b>	<b><u>-4.810.791</u></b>
<b>Book value 31 May 2019</b>	<b><u>2.351.795</u></b>	<b><u>3.186.222</u></b>
Leased assets are included with a book value of	<u>1.945.780</u>	<u>2.675.386</u>
<b>8. Decoration rented premises</b>		
Cost 1 June 2018	17.100.709	13.071.576
Additions during the year	2.142.444	4.029.133
<b>Cost 31 May 2019</b>	<b><u>19.243.153</u></b>	<b><u>17.100.709</u></b>
Depreciation and writedown 1 June 2018	-9.826.405	-8.981.634
Depreciation for the year	-1.195.991	-844.770
<b>Depreciation and writedown 31 May 2019</b>	<b><u>-11.022.396</u></b>	<b><u>-9.826.404</u></b>
<b>Book value 31 May 2019</b>	<b><u>8.220.757</u></b>	<b><u>7.274.305</u></b>
<b>9. Deposits</b>		
Cost 1 June 2018	1.533.073	1.543.446
Additions during the year	64.841	34.021
Disposals during the year	-134.180	-44.394
<b>Cost 31 May 2019</b>	<b><u>1.463.734</u></b>	<b><u>1.533.073</u></b>
<b>Book value 31 May 2019</b>	<b><u>1.463.734</u></b>	<b><u>1.533.073</u></b>

## Notes

All amounts in DKK.

	<u>31/5 2019</u>	<u>31/5 2018</u>		
<b>10. Accrued income and deferred expenses</b>				
Payments consist of prepaid expenses, insurance, etc. concerning 2019/2020 and later.				
	<u>31/5 2019</u>	<u>31/5 2018</u>		
<b>11. Contributed capital</b>				
Contributed capital 1 June 2018	500.000	500.000		
	<u>500.000</u>	<u>500.000</u>		
The share capital consists of 500 A-shares, each with a nominal value of DKK 1.000. No shares hold particular rights.				
<b>12. Provisions for deferred tax</b>				
Provisions for deferred tax 1 June 2018	5.025.292	4.750.914		
Deferred tax of the results for the year	601.446	274.378		
	<u>5.626.738</u>	<u>5.025.292</u>		
The following items are subject to deferred tax:				
Intangible fixed assets	1.488.371	26.758		
Tangible fixed assets	5.045.820	4.998.534		
Losses brought forward from previous years	-907.453	0		
	<u>5.626.738</u>	<u>5.025.292</u>		
<b>13. Liabilities</b>				
	<u>Instalments first year</u>	<u>Outstanding debt after 5 years</u>	<u>Debt in total 31 May 2019</u>	<u>Debt in total 31 May 2018</u>
Mortgage debt	752.104	9.922.154	13.661.659	14.410.801
Leasing liabilities	439.757	0	1.826.622	2.323.220
	<u>1.191.861</u>	<u>9.922.154</u>	<u>15.488.281</u>	<u>16.734.021</u>

## Notes

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All amounts in DKK.

### 14. Mortgage and securities

As security for mortgage debts, tDKK 13.662, mortgage has been granted on land and buildings representing a book value of tDKK 22.411 at 31 May 2019

Security for engagement with the bank's deposited bearer mortgage nominally tDKK 5.000 in land and buildings with a book value of tDKK 22.411.

For bank debts, tDKK 6.839, the company has provided security in company assets representing a nominal value of DKK 5.000. This security comprises the below assets, stating the book values:

Aquired rights	DKK 6.765
Receivable from sales and services	DKK 61
Other plants, operations assets, and fixtures and furniture	DKK 2.352
Decoration rented premises	DKK 8.221

### 15. Contingencies

#### Contingent liabilities

The company has signed leases for 22 leases with annual rent of tDKK 13.303. Rent obligation until termination amounts to a maximum of tDKK 16.330.

There is to a third party given rent guarentees via bank totaling tDKK 4.154.

#### Joint taxation

K.A. Invest Holding A/S, company reg. no 29175039 being the administration company, the company is subject to the Danish scheme of joint taxation and unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

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

Any subsequent adjustments of corporate taxes or withheld taxes etc. may cause changes in the company's liabilities.



## Notes

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All amounts in DKK.

### 16. Related parties

#### Controlling interest

K. A. Invest Holding A/S  
c/o Kim Andreasen  
Søvej 14B  
2880 Bagsværd

Majority shareholder

#### Other related parties

Michael Vinther, Skovholmvej 19, 2920 Charlottenlund  
John Toftgaard Hansen, Tuborg Havnepark 7, 1. th.,  
2900 Hellerup

Chairman of the board

Board member

Tina Susie Andreasen, Søvej 14B, 2880 Bagsværd

Board member

Mikkel Vendelin Olesen, C.F. Richs Vej 50, st.,  
2000 Frederiksberg C

Board member

Kim Andreasen, Søvej 14B, 2880 Bagsværd

Managing Director and board member

Stefan Eli Kirkedal Kristensen, Flaskegade 5,  
1799 København V

Board member

#### Consolidated annual accounts

The company is included in the consolidated annual accounts of K. A. Invest Holding A/S. The annual accounts can be obtained at Erhvervsstyrelsen.