



**Ejendomsselskabet Skibelund ApS**

Jægersborg Alle 4, 5.  
2920 Charlottenlund  
CVR No. 25679806

**Annual report 01.03.2020 -  
28.02.2021**

The Annual General Meeting adopted the  
annual report on 29.04.2021

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**Anders Møberg Eriksen**  
Chairman of the General Meeting

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# Entity details

## Entity

Ejendomsselskabet Skibelund ApS

Jægersborg Alle 4, 5.

2920 Charlottenlund

CVR No.: 25679806

Registered office: Gentofte

Financial year: 01.03.2020 - 28.02.2021

## Board of Directors

Søren Klarskov Vilby, Chairman

Thomas Marstrand

Kristian la Cour

## Executive Board

Thomas Marstrand, CEO

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Dokken 8

6701 Esbjerg

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Ejendomsselskabet Skibelund ApS for the financial year 01.03.2020 - 28.02.2021.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 28.02.2021 and of the results of its operations for the financial year 01.03.2020 - 28.02.2021.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend to the Annual General Meeting that the financial statements for the next financial year not be audited.

We recommend the annual report for adoption at the Annual General Meeting.

Charlottenlund, 29.04.2021

## Executive Board

**Thomas Marstrand**  
CEO

## Board of Directors

**Søren Klarskov Vilby**  
Chairman

**Thomas Marstrand**

**Kristian la Cour**

# Independent auditor's report

## To the shareholders of Ejendomsselskabet Skibelund ApS

### Opinion

We have audited the financial statements of Ejendomsselskabet Skibelund ApS for the financial year 01.03.2020 - 28.02.2021, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 28.02.2021 and of the results of its operations for the financial year 01.03.2020 - 28.02.2021 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 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 judgement 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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.

### Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, 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 conclude that the management commentary 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 the management commentary.

Esbjerg, 29.04.2021

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Jørn Jepsen**

State Authorised Public Accountant  
Identification No (MNE) mne24824

#### **Lasse Lynggaard Wolff**

State Authorised Public Accountant  
Identification No (MNE) mne35802

# Management commentary

## Primary activities

The Entity's object is to be a property company and engage in activities related thereto.

## Development in activities and finances

The financial year realised a loss of DKK 50k. Management considers the financial performance consistent with expectations.



# Income statement for 2020/21

	Notes	2020/21 DKK'000	2019/20 DKK'000
<b>Gross profit/loss</b>		<b>(70)</b>	<b>(70)</b>
Other financial income	1	7	5
Other financial expenses		(1)	(1)
<b>Profit/loss before tax</b>		<b>(64)</b>	<b>(66)</b>
Tax on profit/loss for the year	2	14	15
<b>Profit/loss for the year</b>		<b>(50)</b>	<b>(51)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(50)	(51)
<b>Proposed distribution of profit and loss</b>		<b>(50)</b>	<b>(51)</b>

# Balance sheet at 28.02.2021

## Assets

	Notes	2020/21 DKK'000	2019/20 DKK'000
Land and buildings		2,937	2,937
<b>Property, plant and equipment</b>	3	<b>2,937</b>	<b>2,937</b>
<b>Fixed assets</b>		<b>2,937</b>	<b>2,937</b>
Receivables from group enterprises		228	206
Joint taxation contribution receivable		14	15
<b>Receivables</b>		<b>242</b>	<b>221</b>
<b>Cash</b>		<b>0</b>	<b>5</b>
<b>Current assets</b>		<b>242</b>	<b>226</b>
<b>Assets</b>		<b>3,179</b>	<b>3,163</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2020/21 DKK'000</b>	<b>2019/20 DKK'000</b>
Contributed capital		80	80
Retained earnings		2,770	2,820
<b>Equity</b>		<b>2,850</b>	<b>2,900</b>
Payables to group enterprises		319	253
Other payables	4	10	10
<b>Current liabilities other than provisions</b>		<b>329</b>	<b>263</b>
<b>Liabilities other than provisions</b>		<b>329</b>	<b>263</b>
<b>Equity and liabilities</b>		<b>3,179</b>	<b>3,163</b>
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# Statement of changes in equity for 2020/21

	Contributed capital DKK'000	Retained earnings DKK'000	Total DKK'000
Equity beginning of year	80	2,820	2,900
Profit/loss for the year	0	(50)	(50)
<b>Equity end of year</b>	<b>80</b>	<b>2,770</b>	<b>2,850</b>

# Notes

## 1 Other financial income

	2020/21 DKK'000	2019/20 DKK'000
Financial income from group enterprises	7	5
	<b>7</b>	<b>5</b>

## 2 Tax on profit/loss for the year

	2020/21 DKK'000	2019/20 DKK'000
Refund in joint taxation arrangement	(14)	(15)
	<b>(14)</b>	<b>(15)</b>

## 3 Property, plant and equipment

	Land and buildings DKK'000
Cost beginning of year	2,937
<b>Cost end of year</b>	<b>2,937</b>
<b>Carrying amount end of year</b>	<b>2,937</b>

## 4 Other payables

	2020/21 DKK'000	2019/20 DKK'000
Other costs payable	10	10
	<b>10</b>	<b>10</b>

## 5 Working conditions

The company has no employees other than the Executive Board.

## 6 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement in which Epoke Investment II A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The total known net liability of the jointly taxed entities under the joint taxation arrangement is evident from the administration company's financial statements.

## 7 Assets charged and collateral

None.

## **8 Group relations**

Name and registered office of the Parent preparing consolidated financial statements for the group:  
Epoke Investment II A/S, Charlottenlund, Denmark

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods and work in progress, own work capitalised, other operating income, cost of raw materials and consumables and external expenses.

### Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies etc.

### Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating.

**Other financial income**

Other financial income comprises interest income, including interest income on receivables from group enterprises etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with the parent company and all the parent company's Danish subsidiaries. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Property, plant and equipment**

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

Property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax.

**Cash**

Cash comprises bank deposits.

**Other financial liabilities**

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