

## **DOMA4 ApS**

Ib Schønbergs Allé 8 2. tv, 2500 Valby

**CVR no. 27 07 96 28**

**Annual report for the period  
1. januar to 31. december 2020**

Adopted at the annual general meeting on 18 June  
2021

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Hubert Redant  
chairman



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

The executive board has today discussed and approved the annual report of DOMA4 ApS for the financial year 1. januar - 31. december 2020.

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

In my opinion, the financial statements give a true and fair view of the company's financial position at 31. december 2020 and of the results of the company's operations for the financial year 1. januar - 31. december 2020.

In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 18 June 2021

### **Executive board**

Hubert Marcel G Redant

## Auditor's report on compilation of the financial statements

### *To the shareholder of DOMA4 ApS*

We have compiled the financial statements of DOMA4 ApS for the financial year 1. januar - 31. december 2020 based on the company's bookkeeping records and other information made available by enterprise.

The financial statements comprises a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

We performed the engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our professional expertise to assist the enterprise in the preparation and presentation of the financial statements in accordance with the Danish Financial Statements Act. We complied with the relevant provisions of the Danish Act on Approved Auditors and Audit Firms and FSR - Danish Auditors' Code of Ethics for Professional Accountants, including principles relating to integrity, objectivity, professional competence and due care.

The financial statements and the accuracy and completeness of the information used to compile the financial statements are the enterprise's responsibility.

As a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by enterprise for our compilation of the financial statements. Accordingly, we do not express an audit or a review conclusion on whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 18 June 2021

**Baker Tilly Denmark**  
Godkendt Revisionspartnerselskab  
CVR no. 35 25 76 91

Peter Aagesen  
State authorized accountant  
MNE no. mne41287

## Company details

The company	DOMA4 ApS Ib Schønbergs Allé 8 2. tv 2500 Valby
	CVR no.: 27 07 96 28
	Reporting period: 1. januar - 31. december 2020
	Incorporated: 19. March 2003
	Domicile: Copenhagen
Executive board	Hubert Marcel G Redant
Auditors	Baker Tilly Denmark Godkendt Revisionspartnerselskab Poul Bundgaards Vej 1, 1. 2500 Valby

## Management's review

### Business review

The company's main activity consists of purchase and sales of property and related business.

### Financial review

The company's income statement for the year ended 31 December 2020 shows a loss of DKK 19.788, and the balance sheet at 31. december 2020 shows negative equity of DKK 575.265.

In the financial year, there has been an outbreak and spread of the coronavirus due to the COVID-19 pandemic. However, the company is not expected to be significantly affected by the outbreak. Although we are at an early stage in terms of assessing the impact, management still expects that the outbreak will have no considerable financial impact on the company during the financial year ahead.

### Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

## Income statement 1 January - 31 December

	Note	2020	2019
		DKK	DKK
<b>Gross profit</b>		<b>-14.495</b>	<b>1.134.792</b>
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-18.890	-15.296
<b>Profit/loss before net financials</b>		<b>-33.385</b>	<b>1.119.496</b>
Financial income		1.035	972
Financial costs		-4.387	-65.755
<b>Profit/loss before tax</b>		<b>-36.737</b>	<b>1.054.713</b>
Tax on profit/loss for the year	1	16.949	-181.000
<b>Profit/loss for the year</b>		<b>-19.788</b>	<b>873.713</b>
<b>Recommended appropriation of profit/loss</b>			
Retained earnings		-19.788	873.713
		<b>-19.788</b>	<b>873.713</b>

## Balance sheet 31 December

	Note	2020	2019
		DKK	DKK
<b>Assets</b>			
Land and buildings		4.398.838	4.762.186
<b>Tangible assets</b>	2	<b>4.398.838</b>	<b>4.762.186</b>
<b>Total non-current assets</b>		<b>4.398.838</b>	<b>4.762.186</b>
Deferred tax asset		336.949	320.000
Corporation tax		282	127
<b>Receivables</b>		<b>337.231</b>	<b>320.127</b>
Current asset investments		15.082	17.284
<b>Securities</b>		<b>15.082</b>	<b>17.284</b>
<b>Cash at bank and in hand</b>		<b>414.125</b>	<b>252.264</b>
<b>Total current assets</b>		<b>766.438</b>	<b>589.675</b>
<b>Total assets</b>		<b>5.165.276</b>	<b>5.351.861</b>



## Balance sheet 31 December

	Note	2020	2019
		DKK	DKK
<b>Equity and liabilities</b>			
Share capital		125.000	125.000
Retained earnings		-700.265	-680.477
<b>Equity</b>		<b>-575.265</b>	<b>-555.477</b>
Mortgage loans		800.000	800.000
Deposits		91.045	99.145
<b>Total non-current liabilities</b>		<b>891.045</b>	<b>899.145</b>
Trade payables		59.570	59.570
Payables to shareholders and management		4.789.925	4.134.303
Other payables		1	814.320
<b>Total current liabilities</b>		<b>4.849.496</b>	<b>5.008.193</b>
<b>Total liabilities</b>		<b>5.740.541</b>	<b>5.907.338</b>
<b>Total equity and liabilities</b>		<b>5.165.276</b>	<b>5.351.861</b>
Contingent liabilities	3		

## Statement of changes in equity

	Share capital	Retained earnings	Total
	DKK	DKK	DKK
Equity at 1 January	125.000	-680.477	-555.477
Net profit/loss for the year	0	-19.788	-19.788
<b>Equity at 31 December</b>	<b>125.000</b>	<b>-700.265</b>	<b>-575.265</b>

## Notes

	2020 DKK	2019 DKK
<b>1 Tax on profit/loss for the year</b>		
Deferred tax for the year	-16.949	181.000
	<b>-16.949</b>	<b>181.000</b>

## 2 Tangible assets

	Land and buildings DKK
Cost at 1 January	4.998.563
Disposals for the year	-332.150
Cost at 31 December	4.666.413
Impairment losses and depreciation at 1 January	236.377
Depreciation for the year	18.890
Reversal of impairment and depreciation of sold assets	12.308
Impairment losses and depreciation at 31 December	267.575
<b>Carrying amount at 31 December</b>	<b>4.398.838</b>

## 3 Contingent liabilities

There are registered mortgage deeds etc. for security for owner associations with a total of DKK 128.000.

There is a registered owner mortgage deed of DKK 600,000 in one of the company's properties. Seller mortgage deeds fall due in the event of sale of properties.

## Accounting policies

The annual report of DOMA4 ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

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

### Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

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

### Income statement

#### Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, changes in inventories of finished goods and other operating income less costs of raw materials and consumables and other external expenses.

#### Revenue

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

## Accounting policies

### Other external costs

Other external costs include expenses related to administration etc.

### Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, realised and unrealised capital/exchange gains and losses on securities and foreign currency transactions, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

### Tax on profit/loss for the year

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

## Balance sheet

### Tangible assets

Items of land and buildings, plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

Properties	60-100 years
conversions of properties	46 years

Gains or losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses, respectively.

## Accounting policies

### Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

### Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

### Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

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

### Liabilities

Mortgage debt is thus measured at amortised cost, which for cash loans corresponds to the outstanding debt. For bond loans, amortised cost corresponds to an outstanding debt calculated as the underlying cash value of the loan at the time of borrowing, adjusted by amortisation of the value adjustment of the loan at the time of borrowing.

Other liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.