
Strandesplanaden ApS

Nyhavn 55, DK-1051 København K

Annual Report for 2020

CVR-nr. 27 39 46 47

The Annual Report was
presented and adopted
at the Annual General
Meeting of the
company
on 15/2 2021

Eric K. Horten
Chairman of the
general meeting



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Management's statement

The Executive Board has today considered and adopted the Financial Statements of Strandesplanaden ApS for the financial year 1 January - 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 financial position at 31 December 2020 of the Company and of the results of the Company operations for 2020.

In my opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

I recommend that the Financial Statements be adopted at the Annual General Meeting.

Copenhagen, 15 February 2021

Executive Board

Thomas Larsson
CEO

Independent Auditor's report

To the shareholder of Strandesplanaden ApS

Opinion

We have audited the Financial Statements of Strandesplanaden ApS for the financial year 1 January - 31 December 2020, which comprise 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 financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January - 31 December 2020 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the Financial Statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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 Company's internal control.

Independent Auditor's report

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the Financial Statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our 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 the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Financial Statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

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

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

Based on the work we have performed, in our view, Management's Review 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 in Management's Review.

Copenhagen, 15 February 2021

BDO

Statsautoriseret Revisionsaktieselskab

CVR No 20 22 26 70

Iben Larsen

state authorised public accountant

mne34474

Company information

The Company Strandesplanaden ApS
Nyhavn 55
DK-1051 København K
CVR No: 27 39 46 47
Financial period: 1 January - 31 December
Incorporated: 16 October 2003
Municipality of reg. office: Copenhagen

Executive board Thomas Larsson

Auditors BDO
Statsautoriseret Revisionsaktieselskab
Havneholmen 29
DK-1561 København V

Management's review

Key activities

The company's main activity is trade and investment, including acquisition and management of real property.

Development in the year

The income statement of the Company for 2020 shows a loss of DKK 846,720, and at 31 December 2020 the balance sheet of the Company shows positive equity of DKK 43,378,837.

The Company's intensified effort to rent out the vacant floorage is ongoing. At the end of the year 64% of the Company's property is leased.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income statement 1 January - 31 December

	Note	2020	2019
		DKK	DKK
Rental income		2,933,457	3,264,271
Value adjustments of assets held for investment		-200,000	-1,404,619
Other operating income		0	25,000
Other external expenses		-2,843,524	-2,224,010
Gross profit/loss		-110,067	-339,358
Financial income		15,113	0
Financial expenses	1	-970,709	-1,027,754
Profit/loss before tax		-1,065,663	-1,367,112
Tax on profit/loss for the year	2	218,943	26,023
Net profit/loss for the year		-846,720	-1,341,089

Distribution of profit

	2020	2019
	DKK	DKK
Proposed distribution of profit		
Retained earnings	-846,720	-1,341,089
	-846,720	-1,341,089

Balance sheet 31 December

Assets

	Note	2020	2019
		DKK	DKK
Investment properties		46,400,000	46,600,000
Property, plant and equipment	3	46,400,000	46,600,000
Fixed assets		46,400,000	46,600,000
Trade receivables		149,170	65,550
Deferred tax asset		1,234,309	1,069,423
Corporation tax		54,057	4,579
Prepayments		4,497	4,497
Receivables		1,442,033	1,144,049
Cash at bank and in hand		39,258	64,577
Current assets		1,481,291	1,208,626
Assets		47,881,291	47,808,626

Balance sheet 31 December

Liabilities and equity

	Note	2020 DKK	2019 DKK
Share capital		2,000,000	1,000,000
Share premium account		47,500,000	8,500,000
Retained earnings		-6,121,163	-5,274,443
Equity		43,378,837	4,225,557
Mortgage loans		1,790,675	2,691,588
Other payables		0	62,800
Long-term debt	4	1,790,675	2,754,388
Mortgage loans		889,673	889,625
Trade payables		427,380	401,806
Payables to group enterprises		262,064	38,641,842
Other payables		1,132,662	512,574
Deferred income		0	382,834
Short-term debt		2,711,779	40,828,681
Debt		4,502,454	43,583,069
Liabilities and equity		47,881,291	47,808,626
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Statement of changes in equity

	Share capital	Share premium account	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	1,000,000	8,500,000	-5,274,443	4,225,557
Cash capital increase	1,000,000	39,000,000	0	40,000,000
Net profit/loss for the year	0	0	-846,720	-846,720
Equity at 31 December	2,000,000	47,500,000	-6,121,163	43,378,837

Notes to the Financial Statements

	2020	2019
	DKK	DKK
1. Financial expenses		
Interest paid to group enterprises	935,222	985,343
Other financial expenses	35,487	42,411
	<u>970,709</u>	<u>1,027,754</u>

	2020	2019
	DKK	DKK
2. Income tax expense		
Current tax for the year	-54,057	-4,579
Deferred tax for the year	-164,886	-21,444
	<u>-218,943</u>	<u>-26,023</u>

3. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	60,057,981
Cost at 31 December	<u>60,057,981</u>
Value adjustments at 1 January	-13,457,981
Revaluations for the year	-200,000
Value adjustments at 31 December	<u>-13,657,981</u>
Carrying amount at 31 December	<u>46,400,000</u>

Assumptions underlying the determination of fair value of investment properties

Investment properties are measured at fair value. The fair value is calculated by using generally accepted valuation methods. The determination of fair value is based on a return-based model, and Management uses accounting estimates when determining the fair value. The use of accounting estimates implies that the statement of fair value is subject to some uncertainty. The fair value is stated based on assumptions that Management considers probable and realistic. Management reassesses assumptions on a current basis, and any changes to the assumptions are reflected in the fair value.

The fair value of Strandepplanaden 110, 2665 Vallensbæk Strand (Office and storage facilities) has been calculated based on the following assumptions:

Notes to the Financial Statements

	<u>2020</u>	<u>2019</u>
Fair value	46,400,000	46,600,000
Value adjustment, income statement	-200,000	-1,404,619
Expected idle rent in % of rental income	41%	35.54%
Maintenance costs in % of rental income	4.12%	4.03%
Discount rate	6.25%	6.25%

The recognised revenue in the income statement corresponds to the Property's normal net operating income.

4. Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	<u>2020</u>	<u>2019</u>
	DKK	DKK
Mortgage loans		
After 5 years	0	0
Between 1 and 5 years	1,790,675	2,691,588
Long-term part	1,790,675	2,691,588
Within 1 year	889,673	889,625
	<u>2,680,348</u>	<u>3,581,213</u>
Other payables		
After 5 years	0	62,800
Long-term part	0	62,800
Other short-term payables	1,132,662	512,574
	<u>1,132,662</u>	<u>575,374</u>

Notes to the Financial Statements

2020	2019
DKK	DKK

5. Contingent assets, liabilities and other financial obligations

Charges and security

The following assets have been placed as security with mortgage credit institutes:

Land and buildings with a carrying amount of	46,400,000	46,600,000
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Other contingent liabilities

The Danish group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of Neohorm A/S, which is the management company of the joint taxation purposes. Moreover, the Danish group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

6. Related parties and disclosure of consolidated financial statements

Consolidated Financial Statements

The Company is included in the Group Annual Report of the Parent Company of the smallest group:

Name	Place of registered office
NEY Investments BV	Siriusdreef 41, NL-2132 WT Hoofddorp, The Netherlands

Notes to the Financial Statements

7. Accounting policies

The Annual Report of Strandesperlanaden 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 selected rules applying to reporting class C.

The accounting policies applied remain unchanged from last year.

The Financial Statements for 2020 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset 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 out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Income statement

Rental income

Rental income is recognised on a straight line-basis over the term of the lease.

Revenue is measured at the consideration received and is recognised exclusive of VAT.

Other external expenses

Other external expenses comprise expenses for administration, maintenance, etc.

Other operating income and expenses

Other operating income and other operating expenses comprise items of a secondary nature to the main activities of the Company.

Notes to the Financial Statements

Financial income and expenses

Financial income and expenses comprise interest, realised and unrealised exchange adjustments, price adjustment of securities, amortisation of mortgage loans as well as extra payments and repayment under the on account taxation scheme.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with its parent company and affiliated companies. The tax effect of the joint taxation is allocated to Danish enterprises in proportion to their taxable incomes.

Balance sheet

Investment properties

Investment properties constitute land and buildings held to earn a return on the invested capital by way of current operating income and/or capital appreciation on sale.

On acquisition investment properties are measured at cost comprising the acquisition price and costs of acquisition. The cost of own constructed assets comprises the acquisition price and expenses directly related to the acquisition, including costs of acquisition and indirect expenses for labour, materials, components and suppliers up until the time when the asset is ready for use.

After the initial recognition investment properties are measured at fair value. Value adjustments of investment properties are recognised in the income statement.

In Management's opinion the classification of the properties as investment properties did not cause any difficulties.

Fair value is the amount for which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction on the balance sheet date. The determination of fair value involves material accounting estimates.

The fair value of investment properties has been assessed by the independent assessor firm Colliers International Danmark A/S at 31 December 2020

The estimates applied are based on historical information and assumptions considered reasonable by Management but which are inherently uncertain and unpredictable. Actual events or circumstances will probably differ from the assumptions made in the calculations as often assumed events do not occur as expected. Such difference may be material. The assumptions applied are disclosed in the notes.

Return-based valuation model

The fair value of investment properties has been determined at 31 December 2020 for each property by using a return-based model under which the expected future cash flows for the coming year combined with a rate of return form the basis of the fair value of the property. The calculations are based on property budgets for the coming years. The budget takes into account developments in rentals, vacancies, operating expenses, maintenance and administration, etc. The budgeted cash flow is divided by the estimated rate of return to arrive at the fair value of the property.

Notes to the Financial Statements

Impairment of fixed assets

The carrying amounts of property are reviewed on an annual basis to determine whether there is any indication of impairment other than that expressed by amortisation and depreciation.

If so, the asset is written down to its lower recoverable amount.

Receivables

Receivables are measured in the balance sheet at the lower of amortised cost and net realisable value, which corresponds to nominal value less provisions for bad debts.

Prepayments

Prepayments comprise prepaid expenses concerning insurance premiums.

Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets, including the tax base of tax loss carry-forwards, are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

Financial debts

Loans, such as mortgage loans, are recognised initially at the proceeds received net of transaction expenses incurred. Subsequently, the loans are measured at amortised cost; the difference between the proceeds and the nominal value is recognised as an interest expense in the income statement over the loan period.

Mortgage loans are measured at amortised cost, which for cash loans corresponds to the remaining loan. Amortised cost of debenture loans corresponds to the remaining loan calculated as the underlying cash value of the loan at the date of raising the loan adjusted for depreciation of the price adjustment of the loan made over the term of the loan at the date of raising the loan.

Other debts are measured at amortised cost, substantially corresponding to nominal value.

Deferred income

Deferred income comprises payments received in respect of income in subsequent years.