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# *Strandesplanaden ApS*

Nyhavn 55, DK-1051 København K

## Annual Report for 2019

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CVR-nr. 27 39 46 47

The Annual Report was  
presented and adopted  
at the Annual General  
Meeting of the  
company  
on 12/5 2020

Eric K. Horten  
Chairman of the  
general meeting

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# Management's statement

The Executive Board has today considered and adopted the Annual Report of Strandplanaden ApS for the financial year 1 January - 31 December 2019.

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 2019 of the Company and of the results of the Company operations for 2019.

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

I recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 12 May 2020

## Executive Board

Thomas Larsson  
chief executive officer

# 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 2019, which comprise income statement, balance sheet and notes, including a summary of significant accounting policies ("the Financial Statements").

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January - 31 December 2019 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 Financials 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, 12 May 2020

## 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 2019 shows a loss of DKK 1,341,089, and at 31 December 2019 the balance sheet of the Company shows positive equity of DKK 4,225,557.

The Company's intensified effort to rent out the vacant floorage is ongoing. At the end of the year 60% of the Company's property is leased.

## Subsequent events

The Company's outlook for the future will be negatively affected by the COVID-19 outbreak and the measures taken by the Danish Government to mitigate the impacts of the outbreak, see also subsequent events disclosures in note 1. It is, however, too early yet to give an opinion as to the extent of the negative implications on the Company's outlook. Therefore, Management finds itself unable to disclose reliably its outlook for the future.

## Income statement 1 January - 31 December

	Note	2019	2018
		DKK	DKK
Rental income		3,264,271	2,196,892
Value adjustments of assets held for investment		-1,404,619	-4,162,854
Other operating income		25,000	80,000
Other external expenses		-2,224,010	-2,862,597
<b>Gross profit/loss</b>		<b>-339,358</b>	<b>-4,748,559</b>
Financial expenses	2	-1,027,754	-1,074,843
<b>Profit/loss before tax</b>		<b>-1,367,112</b>	<b>-5,823,402</b>
Tax on profit/loss for the year	3	26,023	1,281,149
<b>Net profit/loss for the year</b>		<b>-1,341,089</b>	<b>-4,542,253</b>

## Distribution of profit

	2019	2018
	DKK	DKK
<b>Proposed distribution of profit</b>		
Retained earnings	-1,341,089	-4,542,253
	<b>-1,341,089</b>	<b>-4,542,253</b>

## Balance sheet 31 December

### Assets

	Note	2019	2018
		DKK	DKK
Investment properties		46,600,000	48,000,000
<b>Property, plant and equipment</b>	4	<b>46,600,000</b>	<b>48,000,000</b>
<b>Fixed assets</b>		<b>46,600,000</b>	<b>48,000,000</b>
Trade receivables		65,550	3,114,804
Other receivables		0	47,119
Deferred tax asset		1,069,423	1,047,979
Corporation tax		4,579	233,415
Prepayments		4,497	4,497
<b>Receivables</b>		<b>1,144,049</b>	<b>4,447,814</b>
<b>Cash at bank and in hand</b>		<b>64,577</b>	<b>222,147</b>
<b>Current assets</b>		<b>1,208,626</b>	<b>4,669,961</b>
<b>Assets</b>		<b>47,808,626</b>	<b>52,669,961</b>

## Balance sheet 31 December

### Liabilities and equity

	Note	2019 DKK	2018 DKK
Share capital		1,000,000	1,000,000
Share premium account		8,500,000	8,500,000
Retained earnings		-5,274,443	-3,933,354
<b>Equity</b>	<b>5</b>	<b><u>4,225,557</u></b>	<b><u>5,566,646</u></b>
Mortgage loans		2,691,588	3,590,916
Other payables		62,800	62,800
<b>Long-term debt</b>	<b>6</b>	<b><u>2,754,388</u></b>	<b><u>3,653,716</u></b>
Mortgage loans		889,625	873,938
Trade payables		401,806	2,297,536
Payables to group enterprises		38,641,842	39,356,499
Other payables		512,574	541,695
Deferred income		382,834	379,931
<b>Short-term debt</b>		<b><u>40,828,681</u></b>	<b><u>43,449,599</u></b>
<b>Debt</b>		<b><u>43,583,069</u></b>	<b><u>47,103,315</u></b>
<b>Liabilities and equity</b>		<b><u>47,808,626</u></b>	<b><u>52,669,961</u></b>
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# Notes to the financial statement

## 1. Subsequent events

The implications of COVID-19 with many governments across the world deciding to "close down their countries" will have great impact on the global economy. Management considers the implications of COVID-19 a subsequent event occurred after the balance sheet date (31 December 2019), which is therefore a non-adjusting event to the Company.

There is a risk that COVID-19 will have negative impacts on the Company's revenue and earnings in 2020. Management is monitoring developments closely. It is, however, too early yet to give an opinion as to whether and, if so, to what extent COVID-19 will impact revenue and earnings in 2020.

	<u>2019</u>	<u>2018</u>
	DKK	DKK
<b>2. Financial expenses</b>		
Interest paid to group enterprises	985,343	972,850
Other financial expenses	42,411	101,993
	<u>1,027,754</u>	<u>1,074,843</u>

	<u>2019</u>	<u>2018</u>
	DKK	DKK
<b>3. Income tax expense</b>		
Current tax for the year	-4,579	-233,415
Deferred tax for the year	-21,444	-1,066,204
Adjustment of tax concerning previous years	0	18,470
	<u>-26,023</u>	<u>-1,281,149</u>

# Notes to the financial statement

## 4. Assets measured at fair value

	Investment properties
	DKK
Cost at 1 January	60,053,362
Additions for the year	4,619
Cost at 31 December	<u>60,057,981</u>
Value adjustments at 1 January	-12,053,362
Revaluations for the year	-1,404,619
Value adjustments at 31 December	<u>-13,457,981</u>
<b>Carrying amount at 31 December</b>	<b><u>46,600,000</u></b>

### 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 key assumptions applied when determining the fair value are stated below:

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

	2019	2018
The fair value of investment properties amounts to	46,600,000	48,000,000
Expected idle rent in % of rental income	35.54%	33.73%
Maintenance costs in % of rental income	4.03%	4.37%
Discount rate	6.25%	6.5%

## Notes to the financial statement

### 5. Equity

	Share capital	Share premium account	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 1 January	1,000,000	8,500,000	-3,933,354	5,566,646
Net profit/loss for the year	0	0	-1,341,089	-1,341,089
<b>Equity at 31 December</b>	<b>1,000,000</b>	<b>8,500,000</b>	<b>-5,274,443</b>	<b>4,225,557</b>

The share capital consists of 1,000 shares of a nominal value of DKK 1,000. No shares carry any special rights.

### 6. 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:

	2019	2018
	DKK	DKK
<b>Mortgage loans</b>		
After 5 years	0	0
Between 1 and 5 years	2,691,588	3,590,916
Long-term part	2,691,588	3,590,916
Within 1 year	889,625	873,938
	<b>3,581,213</b>	<b>4,464,854</b>
<b>Other payables</b>		
After 5 years	62,800	62,800
Long-term part	62,800	62,800
Other short-term payables	512,574	541,695
	<b>575,374</b>	<b>604,495</b>

## Notes to the financial statement

2019	2018
DKK	DKK

### 7. 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	46,600,000	48,000,000
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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.

### 8. 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 statement

## 9. Accounting policies

The Annual Report for Strandesperlanaden ApS for 2019 has been prepared in accordance with the Danish Financial Statements Act for companies in 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 2019 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.

### 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.

# Notes to the financial statement

## 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 2019

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 2019 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.

### 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.

# Notes to the financial statement

## 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.