

Northern Horizon Capital A/S

Christian IX's Gade 2, 2, DK-1111 København K

CVR-nr./CVR no. 27 59 93 97

Årsrapport 2019

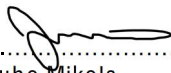
Annual report 2019

Godkendt på selskabets ordinære generalforsamling den 19. marts 2020

Approved at the Company's annual general meeting on 19 March 2020

Dirigent:

Chairman:


.....
Juho Mikola

Dette dokument indeholder en oversættelse af den originale danske tekst. I tilfælde af uoverensstemmelse mellem den originale danske tekst og oversættelsen er den originale danske tekst gældende.

The English text is a translation of the original Danish text. The original Danish text is the governing text for all purposes, and in case of any discrepancy, the Danish wording will be applicable.





Indhold

Contents

Ledespåtegning Statement by the Board of Directors and the Executive Board	2
Den uafhængige revisors revisionspåtegning Independent auditor's report	3
Ledelsesberetning Management's review	7
Koncern- og årsregnskab 1. januar - 31. december Consolidated financial statements and parent company financial statements 1 January - 31 December	14
Resultatopgørelse Income statement	14
Balance Balance sheet	15
Egenkapitalopgørelse Statement of changes in equity	19
Pengestrømsopgørelse Cash flow statement	21
Noter Notes to the financial statements	22

Ledelsespåtegning

Statement by the Board of Directors and the Executive Board

Bestyrelse og direktion har dags dato behandlet og godkendt årsrapporten for Northern Horizon Capital A/S for regnskabsåret 1. januar - 31. december 2019.

Årsrapporten aflægges i overensstemmelse med årsregnskabsloven.

Det er vores opfattelse, at koncernregnskabet og årsregnskabet giver et retvisende billede af koncernens og selskabets aktiver, passiver og finansielle stilling pr. 31. december 2019 samt af resultatet af koncernens og selskabets aktiviteter samt af koncernens pengestrømme for regnskabsåret 1. januar - 31. december 2019.

Det er endvidere vores opfattelse, at ledelsesberetningen indeholder en retvisende redegørelse for udviklingen i koncernens og selskabets aktiviteter og økonomiske forhold, årets resultat og for koncernens og selskabets finansielle stilling.

Årsrapporten indstilles til generalforsamlingens godkendelse.

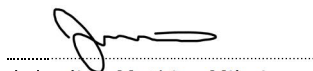
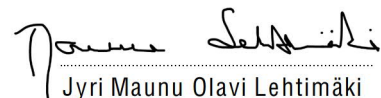
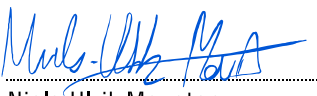
København, den 19. marts 2020
Copenhagen, 19 March 2020
Direktion:/Executive Board:


.....
Milda Darguzaitė

Bestyrelse/Board of Directors:


.....

Lars Christian Ohnemus
formand/Chairman


.....
Juho Ilpo Mathias Mikola
.....
Jyri Maunu Olavi Lehtimäki
.....
Niels-Ulrik Moustén

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Northern Horizon Capital A/S for the financial year 1 January - 31 December 2019.

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

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Company at 31 December 2019 and of the results of the Group's and the Company's operations and of the consolidated cash flows for the financial year 1 January - 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the development in the Group's and the Company's operations and financial matters and the results of the Group's and the Company's operations and financial position.

We recommend that the annual report be approved at the annual general meeting.

Den uafhængige revisors revisionspåtegning

Independent auditor's report

Til kapitalejerne i Northern Horizon Capital A/S

Konklusion

Vi har revideret koncernregnskabet og årsregnskabet for Northern Horizon Capital A/S for regnskabsåret 1. januar - 31. december 2019, der omfatter resultatopgørelse, balance, egenkapitalopgørelse og noter, herunder anvendt regnskabspraksis for såvel koncernen som selskabet, samt pengestrømsopgørelse for koncernen. Koncernregnskabet og årsregnskabet udarbejdes efter årsregnskabsloven.

Det er vores opfattelse, at koncernregnskabet og årsregnskabet giver et retvisende billede af koncernens og selskabets aktiver, passiver og finansielle stilling pr. 31. december 2019 samt af resultatet af koncernens og selskabets aktiviteter og koncernens pengestrømme for regnskabsåret 1. januar - 31. december 2019 i overensstemmelse med årsregnskabsloven.

Grundlag for konklusion

Vi har udført vores revision i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark. Vores ansvar ifølge disse standarder og krav er nærmere beskrevet i revisionspåtegningens afsnit "Revisors ansvar for revisionen af koncernregnskabet og årsregnskabet" (herefter benævnt "regnskaberne"). Det er vores opfattelse, at det opnåede revisionsbevis er tilstrækkeligt og egnet som grundlag for vores konklusion.

Uafhængighed

Vi er uafhængige af koncernen i overensstemmelse med internationale etiske regler for revisorer (IESBA's etiske regler) og de yderligere krav, der er gældende i Danmark, ligesom vi har opfyldt vores øvrige etiske forpligtelser i henhold til disse regler og krav.

To the shareholders of Northern Horizon Capital A/S

Opinion

We have audited the consolidated financial statements and the parent company financial statements of Northern Horizon Capital A/S for the financial year 1 January - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including accounting policies, for the Group and the Parent Company, and a consolidated cash flow statement. The consolidated financial statements and the parent company financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the consolidated financial statements and the parent company financial statements give a true and fair view of the financial position of the Group and the Parent Company at 31 December 2019, and of the results of the Group's and Parent Company's operations as well as the consolidated cash flows 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 consolidated financial statements and the parent Company financial statements" (hereinafter collectively referred to as "the financial statements") section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group 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 rules and requirements.

Den uafhængige revisors revisionspåtegning

Independent auditor's report

Ledelsens ansvar for regnskaberne

Ledelsen har ansvaret for udarbejdelsen af et koncernregnskab og et årsregnskab, der giver et retvisende billede i overensstemmelse med årsregnskabsloven. Ledelsen har endvidere ansvaret for den interne kontrol, som ledelsen anser for nødvendig for at udarbejde regnskaberne uden væsentlig fejlinformation, uanset om denne skyldes besvigelser eller fejl.

Ved udarbejdelsen af regnskaberne er ledelsen ansvarlig for at vurdere koncernens og selskabets evne til at fortsætte driften; at oplyse om forhold vedrørende fortsat drift, hvor dette er relevant; samt at udarbejde regnskaberne på grundlag af regnskabsprincippet om fortsat drift, medmindre ledelsen enten har til hensigt at likvidere koncernen eller selskabet, indstille driften eller ikke har andet realistisk alternativ end at gøre dette.

Revisors ansvar for revisionen af regnskaberne

Vores mål er at opnå høj grad af sikkerhed for, om regnskaberne som helhed er uden væsentlig fejlinformation, uanset om denne skyldes besvigelser eller fejl, og at afgive en revisionspåtegning med en konklusion. Høj grad af sikkerhed er et højt niveau af sikkerhed, men er ikke en garanti for, at en revision, der udføres i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark, altid vil afdække væsentlig fejlinformation, når sådan findes. Fejlinformationer kan opstå som følge af besvigelser eller fejl og kan betragtes som væsentlige, hvis det med rimelighed kan forventes, at de enkeltvis eller samlet har indflydelse på de økonomiske beslutninger, som regnskabsbrugerne træffer på grundlag af regnskaberne.

Som led i en revision, der udføres i overensstemmelse med internationale standarder om revision og de yderligere krav, der er gældende i Danmark, foretager vi faglige vurderinger og opretholder professionel skepsis under revisionen. Herudover:

Management's responsibilities for the financial statements

Management is responsible for the preparation of consolidated financial statements and parent company 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 Group's and the Parent 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 Group or the Parent 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 as to 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 the 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:

Den uafhængige revisors revisionspåtegning

Independent auditor's report

- ▶ Identificerer og vurderer vi risikoen for væsentlig fejlinformation i regnskaberne, uanset om denne skyldes besvigelser eller fejl, udformer og udfører revisionshandlinger som reaktion på disse risici samt opnår revisionsbevis, der er tilstrækkeligt og egnet til at danne grundlag for vores konklusion. Risikoen for ikke at opdage væsentlig fejlinformation forårsaget af besvigelser er højere end ved væsentlig fejlinformation forårsaget af fejl, idet besvigelser kan omfatte sammensværgelser, dokumentfalsk, bevidste udeladelser, vildledning eller tilsidesættelse af intern kontrol.
- ▶ Opnår vi forståelse af den interne kontrol med relevans for revisionen for at kunne udforme revisionshandlinger, der er passende efter omstændighederne, men ikke for at kunne udtrykke en konklusion om effektiviteten af koncernens og selskabets interne kontrol.
- ▶ Tager vi stilling til, om den regnskabspraksis, som er anvendt af ledelsen, er passende, samt om de regnskabsmæssige skøn og tilknyttede oplysninger, som ledelsen har udarbejdet, er rimelige.
- ▶ Konkluderer vi, om ledelsens udarbejdelse af regnskaberne på grundlag af regnskabsprincippet om fortsat drift er passende, samt om der på grundlag af det opnåede revisionsbevis er væsentlig usikkerhed forbundet med begivenheder eller forhold, der kan skabe betydelig tvivl om koncernens og selskabets evne til at fortsætte driften. Hvis vi konkluderer, at der er en væsentlig usikkerhed, skal vi i vores revisionspåtegning gøre opmærksom på oplysninger herom i regnskaberne eller, hvis sådanne oplysninger ikke er tilstrækkelige, modificere vores konklusion. Vores konklusion er baseret på det revisionsbevis, der er opnået frem til datoen for vores revisionspåtegning. Fremtidige begivenheder eller forhold kan dog medføre, at koncernen og selskabet ikke længere kan fortsætte driften.
- ▶ Tager vi stilling til den samlede præsentation, struktur og indhold af regnskaberne, herunder noteoplysningerne, samt om regnskaberne afspejler de underliggende transaktioner og begivenheder på en sådan måde, at der gives et retvisende billede heraf.
- ▶ 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 Group's and the Parent Company'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 Group's and the Parent 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 Group and the Parent Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

Den uafhængige revisors revisionspåtegning

Independent auditor's report

- ▶ Opnår vi tilstrækkeligt og egnet revisionsbevis for de finansielle oplysninger for virksomhederne eller forretningsaktiviteterne i koncernen til brug for at udtrykke en konklusion om koncernregnskabet. Vi er ansvarlige for at lede, føre tilsyn med og udføre koncernrevisionen. Vi er eneansvarlige for vores revisionskonklusion.

Vi kommunikerer med den øverste ledelse om bl.a. det planlagte omfang og den tidsmæssige placering af revisionen samt betydelige revisionsmæssige observationer, herunder eventuelle betydelige mangler i intern kontrol, som vi identificerer under revisionen.

Udtalelse om ledelsesberetningen

Ledelsen er ansvarlig for ledelsesberetningen.

Vores konklusion om regnskaberne omfatter ikke ledelsesberetningen, og vi udtrykker ingen form for konklusion med sikkerhed om ledelsesberetningen.

I tilknytning til vores revision af regnskaberne er det vores ansvar at læse ledelsesberetningen og i den forbindelse overveje, om ledelsesberetningen er væsentligt inkonsistent med regnskaberne eller vores viden opnået ved revisionen eller på anden måde synes at indeholde væsentlig fejlinformation.

Vores ansvar er derudover at overveje, om ledelsesberetningen indeholder krævede oplysninger i henhold til årsregnskabsloven.

Baseret på det udførte arbejde er det vores opfattelse, at ledelsesberetningen er i overensstemmelse med regnskaberne og er udarbejdet i overensstemmelse med årsregnskabslovens krav. Vi har ikke fundet væsentlig fejlinformation i ledelsesberetningen.

- ▶ Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the 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 the Management's review and, in doing so, consider whether the 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 the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 of the Management's review.

København, den 19. marts 2020

Copenhagen, 19 March 2020

ERNST & YOUNG

Godkendt Revisionspartnerselskab

CVR-nr. 30 70 02 28



Henrik Reedtz

statsaut. revisor

State Authorised Public Accountant

mne24830



Ledelsesberetning

Management's review

Oplysninger om selskabet

Company details

Navn/Name

Adresse, postnr., by/Address, Postal code, City

Northern Horizon Capital A/S

Christian IX's Gade 2, 2, DK-1111 København K

CVR-nr./CVR no.

27 59 93 97

Stiftet/Established

13. januar 2004/13 January 2004

Hjemstedskommune/Registered office

København

Regnskabsår/Financial year

1. januar - 31. december/1 January - 31 December

Hjemmeside/Website

www.nh-cap.com

E-mail/E-mail

info@nh-cap.com

Telefon/Telephone

+45 33 69 07 33

Bestyrelse/Board of Directors

Lars Christian Ohnemus, formand/Chairman

Juho Ilpo Mathias Mikola

Jyri Maunu Olavi Lehtimäki

Niels-Ulrik Moustén

Direktion/Executive Board

Milda Darguzaite

Revision/Auditors

Ernst & Young Godkendt Revisionspartnerelskab

Dirch Passers Allé 36, Postboks 250, 2000 Frederiksberg

Ledelsesberetning

Management's review

Hoved- og nøgletal for koncernen

Financial highlights for the Group

DKK'000	2019	2018	2017	2016	2015
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Hovedtal

Key figures

Nettoomsætning Revenue	37.845	96.065	52.899	79.536	67.858
Bruttoresultat Gross profit	25.251	81.514	37.909	60.390	32.196
Resultat af primær drift Operating profit/loss	-1.279	41.141	-536	23.439	-12.938
Resultat af finansielle poster Net financials	-1.068	16.681	18.407	3.135	33.394
Årets resultat Profit/loss for the year	-2.195	40.998	17.327	16.922	22.777

Balancesum Total assets	66.111	73.472	76.658	62.638	84.364
Egenkapital Equity	47.569	60.551	43.009	23.774	58.092

Pengestrømme fra driftsaktiviteten Cash flows from operating activities	-12.823	35.201	-14.823	19.235	-2.342
Pengestrømme til investeringsaktiviteten Net cash flows from investing activities	-1.007	2.697	-3.029	-7.535	31.704
Investering i materielle anlægsaktiver Investment in property, plant and equipment	-108	-98	-260	-328	-354
Pengestrømme fra finansieringsaktiviteten Cash flows from financing activities	9.885	-34.515	11.416	-34.107	-8.962
Pengestrøm i alt Total cash flows	-3.945	3.383	-6.436	-22.407	20.400

Nøgletal

Financial ratios

Overskudsgrad Operating margin	-3,4 %	42,8 %	-1,0 %	29,5 %	-19,1 %
Bruttomargin Gross margin	66,7 %	84,9 %	71,7 %	75,9 %	47,4 %
Afkastningsgrad Return on assets	-1,8 %	54,8 %	-0,8 %	31,9 %	-17,4 %
Soliditetsgrad Equity ratio	69,3 %	80,7 %	54,6 %	37,4 %	68,9 %
Egenkapitalforrentning Return on equity	-4,2 %	63,5 %	48,4 %	25,8 %	39,2 %

Gennemsnitligt antal fuldtidsbeskæftigede Average number of employees	39	44	46	47	94
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Nøgletallene er beregnet i overensstemmelse med Finansforeningens anbefalinger. Der henvises til definitioner og begreber under anvendt regnskabspraksis.

Financial ratios are calculated in accordance with the Danish Finance Society's recommendations. For terms and definitions, please see the accounting policies.

Ledelsesberetning

Management's review

Koncernens væsentligste aktiviteter

Northern Horizon Capital (Northern Horizon) beskæftiger sig med investeringer og kapitalforvaltning i Nordeuropa og aktiviteterne er udelukkende orienteret mod fast ejendom. Selskabet blev stiftet i 2001.

Northern Horizon driver virksomhed i Danmark, Finland, Sverige, Tyskland, Luxembourg og de baltiske lande. Selskabet har 36 medarbejdere indenfor ledelse og administration, fondsadministration, investering og kapitalforvaltning. Selskabet beskæftigede sig også med ejendomsadministration i Tyskland. Denne forretning blev dog solgt i 2019.

Erfarne ledelsesressourcer har ansvaret for strategi og forretningsudvikling, fondsforvaltning, investeringspleje, fondsadministration, jura og overholdelse samt administration af Northern Horizon-koncernen, herunder økonomi, HR og IT. Hver enkel fond eller andet investeringsprodukt ledes af en dedikeret fondschef/fondsteam med dybtgående faglig viden og omfattende ledelseskompetencer.

I løbet af 2019 har selskabet forøget værdien af de aktiver, som der administreres via fondene fra 5 mia.kr. til næsten 7 mia.kr. Derudover har fondene, som selskabet administrerer, uudnyttede kapitaltilsagn, som potentielt kunne forøge de aktiver, der administreres med op til 2 mia.kr.

Det danske moderselskab har datterselskaber i Danmark, Sverige, Finland, Tyskland, Litauen, Estland og Luxembourg.

Business review

Northern Horizon Capital (Northern Horizon) is a company in the investment and asset management industry in Northern Europe and is exclusively oriented towards real assets. The company was established in 2001.

Northern Horizon has operations in Denmark, Finland, Sweden, Germany, Luxembourg and the Baltic States. The company has 36 employees within general management and administration, fund administration, and investment and asset management. Group was also engaged into property management business in Germany, however, this business line was disposed in 2019.

Experienced management staff are in charge of strategy and business development, fund management, investment management, fund administration, legal and compliance as well as Northern Horizon group administration including finance, HR and IT. Each individual fund or other investment product is managed by a dedicated fund manager/team with deep professional knowledge and extensive management competencies.

During 2019, the Company has grown assets under management in the funds from DKK 5 billion to almost DKK 7 billion. Furthermore, the Funds managed by the Company had undrawn capital commitments, which could potentially increase assets under management by up to DKK 2 billion.

The Danish parent company has subsidiaries in Denmark, Sweden, Finland, Germany, Lithuania, Estonia and Luxembourg.

Ledelsesberetning

Management's review

Udvikling i aktiviteter og økonomiske forhold

Selskabets strategi fokuserer på vækst ved at tilvejebringe og udvikle investeringskapital til sine aktuelle produkter, og selektivt tilføje nye produkter til nuværende og nye, beslægtede investeringsstrategier. Selskabet har også som mål at optimere resultatet af sine nuværende mandater via aktiv værdiskabende kapitalforvaltning, herunder ved fortsat at fokusere på omkostningsniveauet.

I overensstemmelse med selskabets fokus på at øge antallet af produkter, fortsatte selskabet med at skaffe yderligere kapital til dets Baltic Northern Horizon-fond, der er Northern Horizons første børsnoterede fond. I løbet af året skaffede Baltic Horizon i alt 44,7 mio.eur i egenkapital via private placeringer i april, maj, juni og oktober. Derudover skaffede selskabet 10 mio.eur, idet der blev udstedt 5-års obligationer uden sikkerhedsstillelse. Den tilvejebragte kapital blev investeret i kontorbygninger eller butiksejendomme beliggende i de baltiske hovedstæder. På baggrund af fondens gode resultater modtog koncernen performance fee ud over det almindelige administrationsgebyr.

Financial review

The company's strategy focuses on growth by raising and deploying investor capital for its current products, and selectively adding new products within current and new related investment strategies. The company also aims to optimize the performance of its present mandates through active value-added asset management and including continued focus on its cost base.

In line with its focus on growing its products, the company during 2019 continued to raise further capital for its Baltic Horizon fund, Northern Horizon's first publicly listed fund. During the year, Baltic Horizon raised a total of EUR 44.7 million net equity through private placements in April, May, June and October. Additionally, the fund raised EUR 10 million by issuing 5-year unsecured bonds. All raised funds were successfully invested into office or retail properties located in the Baltic capital cities. Good performance of the Fund allowed the Group to receive the performance fee on top of the ordinary management fees.

Ledelsesberetning

Management's review

Northern Horizon's tredje specialiserede institutionelle healthcare fond, Nordic Aged Care Fund, har været dygtige til at anbringe den rejste kapital. Fonden har allerede trukket på og investeret mere end halvdelen af den samlede rejste kapital på 300 mio.eur. Fonden har ligeledes indgået en række investeringstilsagn.

Der var ingen væsentlige ændringer i de andre 2 fonde, som koncernen administrerer, BPT Hansa fund og Laurus-koncernen, i 2019. Begge strukturer nærmer sig afslutningen på deres livscyklus og kigger aktivt efter købere til de resterende ejendomme.

Baseret på indkomsten fra honorarer genereret af den nuværende fondsledelses kontraktportefølje, omkostningsniveau og den deraf følgende fortsatte lønsomhed bibeholder selskabet evnen til at tilpasse sig konjunktursvingninger og fortsætte sine investeringer i ny forretningsudvikling.

Institutionelle investorers allokering af fast ejendom stiger fortsat og spreder sig over utraditionelle underbrancher inden for fast ejendom, herunder sektorer inden for ældrepleje og healthcare. For at kunne imødekomme dette behov lancerede selskabet en ny Aged Care IV-fond i 2019 og igangsatte en aktiv indsamlingskampagne. Den nye fond vil investere i ældrepleje- og healthcare-ejendomme i Finland, Sverige, Norge, Danmark og Tyskland.

Northern Horizon afsluttede regnskabsåret 2019 med et nettounderskud på 2,2 mio. kr. Henset til de ressourcer, der blev allokert til lanceringen af den nye fond, var resultatet tilfredsstillende og i overensstemmelse med det planlagte.

Pr. 31. december 2019 udviser balancen en egenkapital på 48 mio. kr. sammenlignet med 61 mio. kr. sidste år.

Egenkapitalen er faldet mere en nettoresultatet i perioden, da der er sket udbytteudlodning til aktionærerne. Soliditetsgraden er 69 % ved udgangen af året 2019.

Northern Horizon's third specialised institutional healthcare real estate fund, Nordic Aged Care, was successfully deploying the raised capital. The fund has already drawn and invested more than half of the total raised capital amounting to EUR 300 million. The fund has also committed for a number of forward funding or forward acquisition deals.

There were no significant developments in other two structures, BPT Hansa fund and Laurus group, managed by the Group during 2019. Both structures are nearing the end of their lifecycles and actively looking for the buyers for the remaining properties.

With the fee income generated by its present fund management contract portfolio, its cost base, and the resulting continued profitability, the Company retains an ability to adjust to market fluctuations and continue its investments into new business development.

Institutional investors' real asset allocations are continuing to increase and diversify into non-traditional real estate subsectors, including aged-care and healthcare sectors. To satisfy this demand, at the end of 2019 the Company has launched a new Aged Care IV fund and started active fundraising campaign. The new fund will invest into aged-care and healthcare properties located in Finland, Sweden, Norway, Denmark and Germany.

Northern Horizon closed the financial year 2019 with a net loss of DKK 2.2 million. Taking into account resources needed for the launch of the new Fund, the result was satisfactory and in line with what was planned.

At 31st December 2019, the balance sheet showed equity of DKK 48 million, compared to DKK 61 million the preceding year.

Equity has decreased more than net result for the period because of equity distribution to the shareholders. The equity ratio was 69 % at the year-end 2019.

Ledelsesberetning

Management's review

Særlige risici

Den kapitalforvaltning som Northern Horizon udfører er underlagt generelle markedsrisici. Investeringer i fast ejendom er generelt underlagt risici i relation til illikviditet, risici vedrørende den generelle økonomiske udvikling og markedssituation, og risici angående den politiske situation i mållande.

Administrationsgebyrer modtaget fra fondene og mandaterne er primært baseret på enten indre værdi, bruttoværdi af aktiverne eller anskaffelsværdi af fondenes investeringsejendomme. Negative ændringer i markedsforsholdene kan medføre en værdiforringelse af fondenes aktiver og egenkapital og følgelig en nedgang i de gebyrer, som Northern Horizon oppebærer. De eksternt indhentede uafhængige vurderinger af dagsværdien af ejendommene er i sagens natur forbundet med en vis grad af usikkerhed. For at kunne kontrollere risikoen, administrerer selskabet forskellige fonde med forskellige strategier i forskellige lande og med forskellige tidshorisonter.

Success fee og carried interest income medfører usikkerhed hvad angår tidsmæssig placering af exits, udvikling i ejendommenes dagsværdi og evnen til at realisere gevinster. Northern Horizon opgør først carried interest income, når carried interest er realiseret eller når realisation heraf er meget sandsynlig.

Northern Horizons administration af investeringer har en væsentlig risiko for at mislykkes i forbindelse med lancering af nye fonde i fast ejendom og i relation til at skaffe penge fra investorer. Utilfredsstillende resultater af investeringer, der administreres af Northern Horizon, og andre årsager, som Northern Horizon ikke har indflydelse på, såsom øget konkurrence og lovgivningsmæssige forpligtelser vil kunne gøre det vanskeligere at rejse penge i fremtiden. Økonomisk usikkerhed kan have direkte indflydelse på anbringelsen af rejst kapital på grund af et begrænset antal af aktiver, der er til rådighed for investering.

Special risks

Investment management operations carried out by Northern Horizon are subject to general market risks. Real estate investments are generally subject to risks arising out of their illiquidity, risks concerning general economic development and market situation, and risks concerning the political situation of target countries.

Management fees received from the funds and mandates are primarily based on the net asset value, the gross asset value or the acquisition cost of the investment properties of the funds. The adverse changes in the market conditions could lead to the reduced valuation of the funds' assets and equity, and consequently to a decrease in the fees earned by Northern Horizon. The externally provided independent fair value assessments of properties are inherently subject to some degree of uncertainty. In order to manage the risk, the Company manages several funds with different strategies, in different countries, and with different vintages.

Success fees and carried interest income involve uncertainty related to timing of exits, properties' fair value development and ability to realize the gains. Northern Horizon accounts for carried interest income only once carried interest is realised or once realisation is very likely.

Northern Horizon's investment management operations are subject to material risks in ability to launch new real estate funds and to raise new capital from the investors. Unsatisfactory performance of the funds managed by Northern Horizon or other reasons independent of Northern Horizon, such as increasing competition, regulatory burden could make it more difficult to raise new funds in the future. Economic uncertainty may have direct impact on deploying raised capital due to limited number of the assets available for investment.

Ledelsesberetning

Management's review

Begivenheder efter balancedagen

Der er ikke indtruffet andre begivenheder efter balancedagen, som kan have væsentlig indflydelse på vurderingen af selskabets finansielle stilling.

Forventet udvikling

I 2020 vil Northern Horizon fortsat have fokus på at øge sin forretningsvolumen ved at fremskaffe yderligere kapital til sin baltiske fond og ved at investere den kapital, der er givet tilsagn om til Nordic Aged Care Fund. Derudover vil selskabet have fokus på at rejse kapital til den nyligt stiftede Aged Care IV-fond. Selskabet forventer at den første afslutning og det første køb finder sted i 2020.

Northern Horizon vil fortsat søge at sælge aktiver i selskabets fonde, der nærmer sig afslutningen af deres livscyklus, efterfulgt af effektiv afvikling af de relevante fonde.

Selskabet vil samtidig minimere sit omkostningsniveau og da det har et solidt omsætningsflow fra eksisterende fonde, forventer selskabet at genere et overskud i 2020.

Udbruddet af coronavirusen (COVID-19), som blev erklæret en pandemi fra den 11. marts 2020, har haft en væsentlig indflydelse på verdensøkonomien i begyndelsen af 2020. Udbruddet kan have en potentiel effekt på selskabets forretningsprocesser og værdiansættelsen af visse aktiver. Ved aflæggelsen af årsrapporten for 2019 var eftervirkningerne af COVID-19 udbruddet for selskabet endnu ukendte.

Events after the balance sheet date

No events materially affecting the assessment of the Company's financial position have occurred after the balance sheet date.

Outlook

In 2020, Northern Horizon will continue its focus on increasing of the business volume by further fundraising for its Baltic fund, and investing the capital committed to Nordic Aged Care Fund. On top of that, company will focus its efforts on fundraising for the newly established Aged Care IV fund. Company expects the first closing and first acquisitions to happen in 2020.

Northern Horizon will continue to seek the sales of assets in the Company's funds nearing the end of their lifecycles, followed by efficient wind-downs of the relevant vehicles.

At the same time, the Company will be maintaining the discipline with regard to its own cost base, and having strong revenue flow from existing funds, the Company's expects to have a profitable year 2020.

The coronavirus (COVID-19) outbreak – pandemic as of 11 March 2020 – has disrupted worldwide economy in the beginning of 2020. This also might affect business processes of the Company and valuations of certain assets. As at the release of these financial statements, the effects of the COVID-19 outbreak to the Company were yet unknown.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Resultatopgørelse

Income statement

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2019	2018	2019	2018
	Nettoomsætning	37.845	96.065	4.192	1.198
	Revenue				
	Andre driftsindtægter	182	56	0	0
	Other operating income				
	Andre eksterne omkostninger	-12.776	-14.607	-8.458	-3.949
	Other external expenses				
	Bruttoresultat	25.251	81.514	-4.266	-2.751
	Gross profit				
2	Personaleomkostninger	-26.162	-33.724	-4.218	-7.971
	Staff costs				
3	Af- og nedskrivninger på immaterielle og materielle anlægsaktiver				
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-368	-6.646	-167	-166
	Andre driftsomkostninger	0	-3	0	-3
	Other operating expenses				
	Resultat før finansielle poster	-1.279	41.141	-8.651	-10.891
	Profit/loss before net financials				
	Indtægter af kapitalandele i dattervirksomheder				
	Income from investments in group enterprises	0	0	8.013	33.038
4	Finansielle indtægter	1.993	17.147	1.390	16.114
	Financial income				
5	Finansielle omkostninger	-3.061	-466	-4.776	-2.127
	Financial expenses				
	Resultat før skat	-2.347	57.822	-4.024	36.134
	Profit/loss before tax				
6	Skat af årets resultat	152	-16.824	1.818	-4.000
	Tax for the year				
	Årets resultat	-2.195	40.998	-2.206	32.134
	Profit/loss for the year				
	Koncernens resultat fordeler sig således:				
	Specification of the Group's results of operations:				
	Aktionærer i Northern Horizon Capital A/S				
	Shareholders in Northern Horizon Capital A/S	-2.206	32.134		
	Minoritetsinteresser	11	8.864		
	Non-controlling interests				
		-2.195	40.998		

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Balance

Balance sheet

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2019	2018	2019	2018
	AKTIVER				
	ASSETS				
	Anlægsaktiver				
	Fixed assets				
7	Immaterielle anlægsaktiver				
	Intangible assets				
	Software	11	72	0	0
	Software				
	Rettigheder	588	735	588	735
	Rights				
	Goodwill	0	0	0	0
	Goodwill				
		<u>599</u>	<u>807</u>	<u>588</u>	<u>735</u>
8	Materielle anlægsaktiver				
	Property, plant and equipment				
	Andre anlæg, driftsmateriel og inventar				
	Fixtures and fittings, other plant and equipment	192	308	22	20
		<u>192</u>	<u>308</u>	<u>22</u>	<u>20</u>
9	Finansielle anlægsaktiver				
	Investments				
	Kapitalandele i dattervirksomheder	0	0	45.667	83.211
	Investments in group enterprises				
	Tilgodehavender hos dattervirksomheder	0	0	11.052	7.690
	Receivables from group enterprises				
	Andre værdipapirer og kapitalandele	34.819	45.575	29.132	37.875
	Other securities and investments				
	Andre tilgodehavender	64	1.026	0	835
	Other receivables				
		<u>34.883</u>	<u>46.601</u>	<u>85.851</u>	<u>129.611</u>
	Anlægsaktiver i alt	<u>35.674</u>	<u>47.716</u>	<u>86.461</u>	<u>130.366</u>
	Total fixed assets				
	transport to be carried forward	35.674	47.716	86.461	130.366

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Balance (fortsat)

Balance sheet (continued)

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2019	2018	2019	2018
	transport brought forward	35.674	47.716	86.461	130.366
	Omsætningsaktiver Non-fixed assets				
	Tilgodehavender Receivables				
	Tilgodehavender fra salg og tjenesteydelser Trade receivables	3.782	3.809	25	109
	Tilgodehavender hos dattervirksomheder Receivables from group enterprises	0	0	57	275
11	Udskudte skatteaktiver Deferred tax assets	2.397	256	1.818	0
	Tilgodehavende selskabsskat Corporation tax receivable	608	259	0	0
	Andre tilgodehavender Other receivables	1.562	10.481	277	211
	Periodeafgrænsnings- poster Prepayments	19.859	4.777	3.172	3.829
		<u>28.208</u>	<u>19.582</u>	<u>5.349</u>	<u>4.424</u>
	Likvide beholdninger Cash	<u>2.229</u>	<u>6.174</u>	<u>143</u>	<u>231</u>
	Omsætningsaktiver i alt Total non-fixed assets	<u>30.437</u>	<u>25.756</u>	<u>5.492</u>	<u>4.655</u>
	AKTIVER I ALT TOTAL ASSETS	<u><u>66.111</u></u>	<u><u>73.472</u></u>	<u><u>91.953</u></u>	<u><u>135.021</u></u>

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Balance

Balance sheet

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2019	2018	2019	2018
	PASSIVER				
	EQUITY AND LIABILITIES				
	Egenkapital				
	Equity				
10	Aktiekapital	7.000	7.000	7.000	7.000
	Share capital				
	Reserve for nettoopskrivning efter indre værdis metode				
	Net revaluation reserve according to the equity method	0	0	0	31.663
	Overført resultat	38.784	52.270	38.784	20.607
	Retained earnings				
	Aktionærer i Northern Horizon Capital A/S' andel af egenkapital				
	Shareholder in Northern Horizon Capital A/S' share of equity	45.784	59.270	45.784	59.270
	Minoritetsinteresser	1.785	1.281	0	0
	Non-controlling interests				
	Egenkapital i alt	47.569	60.551	45.784	59.270
	Total equity				
	Hensatte forpligtelser				
	Provisions				
	Andre hensatte forpligtelser	12	180	0	0
	Other provisions				
9	Hensættelser vedr. kapitalandele i tilknyttede virksomheder				
	Provision, investments in group enterprises	0	0	0	162
	Hensatte forpligtelser i alt	12	180	0	162
	Total provisions				
	transport to be carried forward	12	180	0	162

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Balance (fortsat)

Balance sheet (continued)

Note	DKK'000	Koncern Group		Modervirksomhed Parent company	
		2019	2018	2019	2018
	transport brought forward	12	180	0	162
	Gældsforpligtelser Liabilities other than provisions				
	Langfristede gældsforpligtelser Non-current liabilities other than provisions				
	Kreditinstitutter i øvrigt Other credit institutions	336	336	0	0
	Gæld til dattervirksomheder Payables to group entities	0	0	29.471	26.307
		<u>336</u>	<u>336</u>	<u>29.471</u>	<u>26.307</u>
	Kortfristede gældsforpligtelser Current liabilities other than provisions				
	Kreditinstitutter i øvrigt Other credit institutions	9.884	0	9.884	0
	Leverandører af varer og tjenesteydelser Trade payables	1.094	2.059	309	325
	Gæld til tilknyttede virksomheder Payables to group enterprises	0	0	4.581	46.051
	Skyldig selskabsskat Corporation tax payable	628	396	0	0
	Anden gæld Other payables	<u>6.588</u>	<u>9.950</u>	<u>1.924</u>	<u>2.906</u>
		<u>18.194</u>	<u>12.405</u>	<u>16.698</u>	<u>49.282</u>
	Gældsforpligtelser i alt Total liabilities other than provisions	<u>18.530</u>	<u>12.741</u>	<u>46.169</u>	<u>75.589</u>
	PASSIVER I ALT TOTAL EQUITY AND LIABILITIES	<u>66.111</u>	<u>73.472</u>	<u>91.953</u>	<u>135.021</u>

- 1 Anvendt regnskabspraksis
Accounting policies
- 12 Kontraktlige forpligtelser og eventualposter m.v.
Contractual obligations and contingencies, etc.
- 13 Nærtstående parter
Related parties



Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Egenkapitalopgørelse

Statement of changes in equity

		Koncern Group				
Note	DKK'000	Aktiekapital Share capital	Overført resultat Retained earnings	I alt Total	Minoritets- interesser Non-controlling interests	Egenkapital i alt Total equity
	Egenkapital 1. januar 2019 Equity at 1 January 2019	7.000	52.270	59.270	1.281	60.551
	Overført via resultatdisponering Transfer through appropriation of loss	0	-2.206	-2.225	11	-2.214
	Regulering af finansielle anlægsaktiver som følge af valutakursreguleringer Adjustment of investments through foreign exchange adjustments	0	-19	0	0	0
	Årets regulering af minoritetsinteresser Adjustments of non-controlling interest for the year	0	0	0	493	493
	Ekstraordinært udbytte indregnet under egenkapitalen Extraordinary dividend distributed in the year	0	-11.261	-11.261	0	-11.261
	Egenkapital 31. december 2019 Equity at 31 December 2019	7.000	38.784	45.784	1.785	47.569



Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Egenkapitaloppgørelse (fortsat)

Statement of changes in equity (continued)

		Modervirksomhed Parent company			
Note	DKK'000	Aktiekapital Share capital	Reserve for nettoopskrivning efter indre værdi metode Net revaluation reserve according to the equity method	Overført resultat Retained earnings	I alt Total
	Egenkapital 1. januar 2019 Equity at 1 January 2019	7.000	31.663	20.607	59.270
14	Overført via resultatdisponering Transfer, see "Appropriation of profit/loss"	0	-31.663	29.457	-2.206
	Regulering af finansielle anlægsaktiver som følge af valutakursreguleringer Adjustment of investments through foreign exchange adjustments	0	0	-19	-19
	Ekstraordinært udbytte indregnet under egenkapitalen Extraordinary dividend distributed in the year	0	0	-11.261	-11.261
	Egenkapital 31. december 2019 Equity at 31 December 2019	7.000	0	38.784	45.784

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Pengestrømsopgørelse

Cash flow statement

Note	DKK'000	Koncern Group	
		2019	2018
	Årets resultat	-2.195	40.998
	Profit/loss for the year		
15	Reguleringer	4.214	-1.767
	Adjustments		
	Pengestrømme fra primær drift før ændring i driftskapital	2.019	39.231
	Cash generated from operations (operating activities) before changes in working capital		
16	Ændring i driftskapital	-12.867	6.519
	Changes in working capital		
	Pengestrømme fra primær drift	-10.848	45.750
	Cash generated from operations (operating activities)		
	Renteindbetalinger m.v.	318	469
	Interest received, etc.		
	Renteudbetalinger m.v.	-225	-173
	Interest paid, etc.		
	Betalt selskabsskat	-2.068	-10.845
	Corporation taxes paid		
	Pengestrømme fra driftsaktivitet	-12.823	35.201
	Cash flows from operating activities		
	Køb af immaterielle anlægsaktiver	0	-20
	Additions of intangible assets		
	Køb af materielle anlægsaktiver	-108	-98
	Additions of property, plant and equipment		
	Køb af finansielle anlægsaktiver	-1.733	-426
	Addition of fixed assets		
	Salg af finansielle anlægsaktiver	834	3.241
	Disposal of fixed assets		
	Pengestrømme til investeringsaktivitet	-1.007	2.697
	Cash flows to investing activities		
	Betalt udbytte	0	-14.895
	Dividends paid		
	Provenu ved optagelse af gæld til kreditinstitutter	9.885	-19.620
	Proceeds of debt to credit institutions		
	Pengestrømme fra finansieringsaktivitet	9.885	-34.515
	Cash flows from financing activities		
	Årets pengestrøm	-3.945	3.383
	Net cash flow		
	Likvider 1. januar	6.174	2.791
	Cash and cash equivalents at 1 January		
	Likvider 31. december	2.229	6.174
	Cash and cash equivalents at 31 December		

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis Accounting policies

Årsrapporten for Northern Horizon Capital A/S for 2019 er aflagt i overensstemmelse med årsregnskabslovens bestemmelser for mellemstore klasse C-virksomheder.

Årsregnskabet er aflagt efter samme regnskabspraksis som sidste år.

Præsentationsvaluta

Årsregnskabet er aflagt i danske kroner (DKK'000).

Koncernregnskabet

Koncernregnskabsudarbejdelse

Koncernregnskabet er udarbejdet som et sammendrag af modervirksomhedens og de enkelte dattervirksomheders regnskaber opgjort efter koncernens regnskabspraksis, elimineret for koncerninterne indtægter og omkostninger, aktiebesiddelser, interne mellemværender og udbytter samt realiserede og urealiserede fortjenester ved transaktioner mellem de konsoliderede virksomheder. Urealiserede fortjenester ved transaktioner med associerede virksomheder elimineres i forhold til koncernens ejerandel i virksomheden. Urealiserede tab elimineres på samme måde som urealiserede fortjenester, medmindre de er udtryk for værdiforringelse.

I koncernregnskabet indregnes dattervirksomhedernes regnskabsposter 100 %. Minoritetsinteressernes andel af årets resultat og af egenkapitalen i dattervirksomheder, der ikke ejes 100 %, indgår i koncernens resultat og egenkapital, men præsenteres separat.

Køb og salg af minoritetsinteresser under fortsat bestemmende indflydelse indregnes direkte på egenkapitalen som en transaktion mellem kapitalejere.

Kapitalandele i associerede virksomheder og joint ventures indregnes i koncernregnskabet efter indre værdis metode.

Koncernens aktiviteter i driftsfællesskaber indregnes i koncernregnskabet linje for linje.

The annual report of Northern Horizon Capital A/S for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to medium-sized reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK'000).

Consolidated financial statements

Preparation of consolidated financial statements

The consolidated financial statements are prepared as a consolidation of the parent company's and the individual subsidiaries' financial statements, which are prepared according to the group's accounting policies. On consolidation, intra-group income and expenses, shareholdings, intra-group balances and dividends, and realised and unrealised gains on intra-group transactions are eliminated. Unrealised gains on transactions with associates are eliminated in proportion to the group's interest in the entity. Unrealised losses are eliminated in the same way as unrealised gains if they do not reflect impairment.

In the consolidated financial statements, the accounting items of subsidiaries are recognised in full. Non-controlling interests' share of the profit/loss for the year and of the equity of subsidiaries which are not wholly-owned are included in the group's profit/loss and equity, respectively, but are disclosed separately.

Acquisitions and disposals of non-controlling interests which are still controlled are recognised directly in equity as a transaction between shareholders.

Investments in associates and joint ventures are recognised in the consolidated financial statements using the equity method.

The group's activities in joint operations are recognised on a line-by-line basis.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Valutaomregning

Transaktioner i fremmed valuta omregnes ved første indregning til transaktionsdagens kurs. Valutakursdifferencer, der opstår mellem transaktionsdagens kurs og kursen på betalingsdagen, indregnes i resultatopgørelsen som en finansiel post.

Tilgodehavender, gæld og andre monetære poster i fremmed valuta omregnes til balancedagens valutakurs. Forskellen mellem balancedagens kurs og kursen på tidspunktet for tilgodehavendets eller gældsforpligtelsens opståen eller indregning i seneste årsregnskab indregnes i resultatopgørelsen under finansielle indtægter og omkostninger.

Udenlandske dattervirksomheder

Udenlandske dattervirksomheder og associerede virksomheder anses for at være selvstændige enheder. Resultatopgørelserne omregnes til en gennemsnitlig valutakurs for måneden, og balanceposterne omregnes til balancedagens valutakurser. Kursdifferencer, opstået ved omregning af udenlandske dattervirksomheders egenkapital ved årets begyndelse til balancedagens valutakurser og ved omregning af resultatopgørelser fra gennemsnitskurser til balancedagens valutakurser, indregnes direkte i egenkapitalen.

Resultatopgørelsen

Nettoomsætning

Virksomheden har som fortolkningsbidrag for indregning af omsætning valgt IAS 11/IAS 18.

Indtægter ved levering af tjenesteydelser indregnes som omsætning i takt med leveringen af ydelserne, hvorved nettoomsætningen svarer til salgsværdien af årets udførte tjenesteydelser (produktionsmetoden).

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

Foreign group entities

Foreign subsidiaries and associates are considered separate entities. Items in such entities' income statements are translated at an average exchange rate for the month, and balance sheet items are translated at closing rates. Foreign exchange differences arising on translation of the opening equity of foreign subsidiaries to closing rates and on translation of the income statements from average exchange rates to closing rates are taken directly to equity.

Income statement

Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Income from the rendering of services is recognised as revenue as the services are rendered. Accordingly, revenue corresponds to the market value of the services rendered during the year (percentage-of-completion method).

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Nettoomsætning måles til dagsværdien af det aftalte vederlag ekskl. moms og afgifter opkrævet på vegne af tredjepart. Alle former for afgivne rabatter indregnes i nettoomsætningen.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

Andre driftsindtægter og -omkostninger

Other operating income and operating expenses

Andre driftsindtægter og -omkostninger indeholder regnskabsposter af sekundær karakter i forhold til virksomhedens hovedaktiviteter, herunder fortjeneste eller tab ved salg af anlægsaktiver.

Other operating income and operating expenses comprise items of a secondary nature relative to the Company's core activities, including gains or losses on the sale of fixed assets.

Andre eksterne omkostninger

Other external expenses

Andre eksterne omkostninger omfatter omkostninger vedrørende virksomhedens primære aktivitet, der er afholdt i årets løb, herunder omkostninger til distribution, salg, reklame, administration, lokaler, tab på debitorer m.v.

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts etc.

Personaleomkostninger

Staff costs

Personaleomkostninger omfatter løn og gager, inklusive feriepenge og pensioner, samt andre omkostninger til social sikring m.v. til virksomhedens medarbejdere. I personaleomkostninger er fratrukket modtagne godtgørelser fra offentlige myndigheder.

Staff costs include wages and salaries, including compensated absence and pension to the Company's employees, as well as other social security contributions, etc. The item is net of refunds from public authorities.

Af- og nedskrivninger

Amortisation/depreciation and impairment

Afskrivninger omfatter af- og nedskrivninger på immaterielle og materielle anlægsaktiver.

The item comprises amortisation/depreciation and impairment of intangible assets and property, plant and equipment.

Afskrivningsgrundlaget, der opgøres som kostprisen med fradrag af eventuel restværdi, afskrives lineært over den forventede brugstid, baseret på følgende vurdering af aktivernes forventede brugstider:

The basis of depreciation, which is calculated as cost less any residual value, is depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Andre anlæg, driftsmateriel og inventar
Fixtures and fittings, other plant and equipment

3-6 år/years

Resultat af kapitalandele i dattervirksomheder

Profit from investments in subsidiaries

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Efter den indre værdis metode indregnes en forholdsmæssig andel af resultat efter skat i de underliggende virksomheder i resultatopgørelsen. Resultatandele efter skat i dattervirksomheder præsenteres i resultatopgørelsen som særskilte linjer. For kapitalandele i dattervirksomheder foretages fuld eliminering af koncerninterne avancer/tab.

A proportionate share of the underlying entities' profit/loss after tax is recognised in the income statement according to the equity method. Shares of profit/loss after tax in subsidiaries are presented as separate line items in the income statement. Full elimination of intra-group gains/losses is made for equity investments in subsidiaries.

Finansielle indtægter og omkostninger

Finansielle indtægter og omkostninger indregnes i resultatopgørelsen med de beløb, der vedrører regnskabsåret. Finansielle poster omfatter renteindtægter og -omkostninger samt tillæg og godtgørelse under acontoskatteordningen m.v.

Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

Skat

Skat af årets resultat omfatter aktuel skat af årets forventede skattepligtige indkomst og årets regulering af udskudt skat. Årets skat indregnes i resultatopgørelsen med den del, der kan henføres til årets resultat, og i egenkapitalen med den del, som kan henføres til transaktioner indregnet i egenkapitalen.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

Virksomheden og de danske dattervirksomheder er sambeskattede. Den danske selskabsskat fordeles mellem overskuds- og underskudsgivende danske selskaber i forhold til disses skattepligtige indkomst (fuld fordeling).

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Sambeskattede selskaber med overskydende skat godtgøres som minimum i henhold til de gældende satser for rentegodtgørelser af administrationselskabet, ligesom sambeskattede selskaber med restskat som maksimum betaler et tillæg i henhold til de gældende satser for rentetillæg til administrationselskabet.

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Balancen

Balance sheet

Immaterielle anlægsaktiver

Erhvervet goodwill måles til kostpris med fradrag af akkumulerede afskrivninger. Goodwill afskrives lineært over den økonomiske brugstid, der er vurderet til 7 år.

Intangible assets

Goodwill acquired is measured at cost less accumulated amortisation. Goodwill is amortised on a straight-line basis over its useful life, which is assessed at 7 years.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat)

Accounting policies (continued)

Immaterielle anlægsaktiver omfatter software og andre erhvervede immaterielle rettigheder.

Immaterielle anlægsaktiver måles til kostpris med fradrag af akkumulerede af- og nedskrivninger.

Selskabet administrerer en række fonde med en investeringshorisont på 20 år. Ledelsen har derfor valgt at afskrive tilkøbte rettigheder over 20 år.

Software afskrives over 3 år.

Intangible assets include software and other acquired intangible rights.

Intangible assets are measured at cost less accumulated amortisation and impairment losses.

The Company manages a number of real estate funds with an exit strategy of up to 20 years. Therefore, Management has decided to amortise acquired rights over 20 years.

Software is amortised over 3 years.

Materielle anlægsaktiver

Materielle anlægsaktiver måles til kostpris med fradrag af akkumulerede af- og nedskrivninger. Kostprisen omfatter anskaffelsesprisen og omkostninger direkte knyttet til anskaffelsen indtil det tidspunkt, hvor aktivet er klar til brug.

Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

Kapitalandele i dattervirksomheder

Kapitalandele i dattervirksomheder måles efter den indre værdis metode.

Ved første indregning måles kapitalandele i dattervirksomheder til kostpris, dvs. med tillæg af transaktionsomkostninger. Kostprisen allokteres i overensstemmelse med overtagelsesmetoden, jf. anvendt regnskabspraksis for virksomhedssammenslutninger.

Kostprisen værdireguleres med resultatandele efter skat opgjort efter koncernens regnskabspraksis med fradrag eller tillæg af urealiserede koncerninterne avancer/tab.

Konstaterede merværdier og eventuel goodwill i forhold til den underliggende virksomheds regnskabsmæssige indre værdi amortiseres i overensstemmelse med anvendt regnskabspraksis for de aktiver og forpligtelser, som de kan henføres til. Negativ goodwill indregnes i resultatopgørelsen.

Modtaget udbytte fradrages den regnskabsmæssige værdi.

Investments in subsidiaries

Equity investments in subsidiaries and associates are measured according to the equity method.

On initial recognition, equity investments in subsidiaries are measured at cost, i.e. plus transaction costs. The cost is allocated in accordance with the acquisition method; see the accounting policies regarding business combinations.

The cost is adjusted by shares of profit/loss after tax calculated in accordance with the Group's accounting policies less or plus unrealised intra-group gains/losses.

Identified increases in value and goodwill, if any, compared to the underlying entity's net asset value are amortised in accordance with the accounting policies for the assets and liabilities to which they can be attributed. Negative goodwill is recognised in the income statement.

Dividend received is deduced from the carrying amount.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Kapitalandele i dattervirksomheder med regnskabsmæssig negativ indre værdi måles til 0 kr., og et eventuelt tilgodehavende hos disse virksomheder nedskrives, i det omfang tilgodehavendet er uerholdeligt. I det omfang modervirksomheden har en retlig eller faktisk forpligtelse til af afdække en underbalance, der overstiger tilgodehavendet, indregnes det resterende beløb under hensatte forpligtelser.

Investments in subsidiaries with a negative NAV is recognised at 0 DKK, and receivables at these subsidiaries are impaired should these be irrecoverable. To the extent that the parent company has a legal and actual obligation to cover a negative balance that exceeds the receivable, this amount is recognised as a provision.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Andre værdipapirer og kapitalandele

Værdipapirer og kapitalandele, der består af børsnoterede aktier og obligationer, måles til dagsværdi (børskurs) på balancedagen. Kapitalandele, der ikke er optaget til handel på et aktivt marked, måles til dagsværdi.

Værdiforringelse af anlægsaktiver

Den regnskabsmæssige værdi af immaterielle og materielle anlægsaktiver samt kapitalandele i dattervirksomheder og associerede virksomheder vurderes årligt for indikationer på værdiforringelse.

Foreligger der indikationer på værdiforringelse, foretages nedskrivningstest af hvert enkelt aktiv henholdsvis gruppe af aktiver. Der foretages nedskrivning til genindvindingsværdien, hvis denne er lavere end den regnskabsmæssige værdi.

Som genindvindingsværdi anvendes den højeste værdi af nettosalgspris og kapitalværdi. Kapitalværdien opgøres som nutidsværdien af de forventede nettopengestrømme fra anvendelsen af aktivet eller aktivgruppen og forventede nettopengestrømme ved salg af aktivet eller aktivgruppen efter endt brugstid.

Tidligere indregnede nedskrivninger tilbageføres, når begrundelsen for nedskrivningen ikke længere består. Nedskrivninger på goodwill tilbageføres ikke.

Tilgodehavender

Tilgodehavender måles til amortiseret kostpris.

Virksomheden har som fortolkningsbidrag for nedskrivninger af finansielle tilgodehavender valgt IAS 39.

Der foretages nedskrivning til imødegåelse af tab, hvor der vurderes at være indtruffet en objektiv indikation på, at et tilgodehavende eller en portefølje af tilgodehavender er værdiforringet. Hvis der foreligger en objektiv indikation på, at et individuelt tilgodehavende er værdiforringet, foretages nedskrivning på individuelt niveau.

Other securities and investments

Securities and investments consisting of listed shares and bonds are measured at fair value (market price) at the balance sheet date. Investments not admitted to trading on an active market are measured at fair value.

Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

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 has been impaired, an impairment loss is recognised on an individual basis.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat)

Accounting policies (continued)

Tilgodehavender, hvor der ikke foreligger en objektiv indikation på værdiforringelse på individuelt niveau, vurderes på porteføljeniveau for objektiv indikation for værdiforringelse. Porteføljerne baseres primært på debitorernes hjemsted og kreditvurdering i overensstemmelse med virksomhedens risikostyringspolitik. De objektive indikatorer, som anvendes for porteføljer, er fastsat baseret på historiske tabserfaringer.

Nedskrivninger opgøres som forskellen mellem den regnskabsmæssige værdi af tilgodehavender og nutidsværdien af de forventede pengestrømme, herunder realisationsværdi af eventuelle modtagne sikkerhedsstillelser. Som diskonteringsats anvendes den effektive rente for det enkelte tilgodehavende eller portefølje.

Periodeafgrænsningsposter

Periodeafgrænsningsposter, indregnet under aktiver, omfatter forudbetalte omkostninger vedrørende efterfølgende regnskabsår.

Hensatte forpligtelser

Hensatte forpligtelser omfatter forventede omkostninger til tab på igangværende arbejder, omstruktureringer m.v. Hensatte forpligtelser indregnes, når virksomheden, som følge af en tidligere begivenhed på balancedagen har en retlig eller faktisk forpligtelse, og det er sandsynligt, at indfrielse af forpligtelsen vil medføre en afgang af økonomiske ressourcer.

Hensatte forpligtelser måles til nettorealiseringsværdi eller til dagsværdi, hvor opfyldelse af forpligtelsen tidsmæssigt forventes at ligge langt ude i fremtiden.

Selskabsskat

Aktuelle skatteforpligtelser og tilgodehavende aktuel skat indregnes i balancen som beregnet skat af årets skattepligtige indkomst, reguleret for skat af tidligere års skattepligtige indkomster samt betalte acontoskatter.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

Provisions

Provisions comprise anticipated expenses relating to onerous contracts, restructurings, etc. Provisions are recognised when the Company has a legal or constructive obligation at the balance sheet date as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions are measured at net realisable value or at fair value if the obligation is expected to be settled far into the future.

Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Udskudt skat måles efter den balanceorienterede gældsmetode af alle midlertidige forskelle mellem regnskabsmæssig og skattemæssig værdi af aktiver og forpligtelser. Der indregnes dog ikke udskudt skat af midlertidige forskelle vedrørende skattemæssigt ikke-afskrivningsberettiget goodwill og kontorejendomme samt andre poster, hvor midlertidige forskelle bortset fra virksomhedsovertagelser er opstået på anskaffelsestidspunktet uden at have indvirkning på resultat eller skattepligtig indkomst. I de tilfælde, hvor opgørelse af skatteværdien kan foretages efter forskellige beskatningsregler, måles udskudt skat på grundlag af den af ledelsen planlagte anvendelse af aktivet, henholdsvis afvikling af forpligtelsen.

Udskudt skat måles på grundlag af de skatteregler og skattesatser, der med balancedagens lovgivning vil være gældende, når den udskudte skat forventes udløst som aktuel skat. Udskudte skatteaktiver indregnes med den værdi, som de forventes at blive udnyttet med, enten ved udligning i skat af fremtidig indtjening eller ved modregning i udskudte skatteforpligtelser inden for samme jurisdiktion. Ændring i udskudt skat som følge af ændringer i skattesatser indregnes i resultatopgørelsen.

Gældsforpligtelser

Finansielle gældsforpligtelser indregnes ved lånoptagelse til det modtagne provenu efter fradrag af afholdte transaktionsomkostninger. I efterfølgende perioder måles de finansielle forpligtelser til amortiseret kostpris, svarende til den kapitaliserede værdi ved anvendelse af den effektive rente, så forskellen mellem provenuet og den nominelle værdi indregnes i resultatopgørelsen over låneperioden. I finansielle forpligtelser indregnes tillige den kapitaliserede restleasingforpligtelse på finansielle leasingkontrakter.

Øvrige gældsforpligtelser måles til nettorealisationsværdien.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax assets are recognised at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Pengestrømsopgørelsen

Pengestrømsopgørelsen viser virksomhedens pengestrømme for året fordelt på drifts-, investerings- og finansieringsaktivitet, årets forskydning i likvider samt virksomhedens likvider ved årets begyndelse og slutning.

Pengestrømme fra driftsaktivitet opgøres som årets resultat reguleret for ikke-kontante driftsposter, ændring i driftskapital og betalt selskabsskat.

Pengestrømme fra investeringsaktivitet omfatter betaling i forbindelse med køb og salg af virksomheder og aktiviteter samt køb og salg af immaterielle, materielle og finansielle aktiver.

Pengestrømme fra finansieringsaktivitet omfatter ændringer i størrelse eller sammensætning af virksomhedens selskabskapital og omkostninger forbundet hermed samt optagelse af lån, afdrag på rentebærende gæld og betaling af udbytte til selskabsdeltagere.

Likvider omfatter likvide beholdninger og kortfristet bankgæld samt kortfristede værdipapirer, som uden hindring kan omsættes til likvide beholdninger, og hvorpå der kun er ubetydelige risici for værdiændringer.

Cash flow statement

The cash flow statement shows the Company's net cash flows broken down according to operating, investing and financing activities, the year's changes in cash and cash equivalents as well as the cash and cash equivalents at the beginning and the end of the year.

Cash flows from operating activities are calculated as the profit/loss for the year adjusted for non cash operating items, changes in working capital and paid corporate income tax.

Cash flows from investing activities comprise payments in connection with acquisitions and disposals of entities and activities and of intangible assets, property, plant and equipment and investments.

Cash flows from financing activities comprise changes in the size or composition of the Company's share capital and related expenses as well as raising of loans, repayment of interest bearing debt and payment of dividends to shareholders.

Cash and cash equivalents comprise cash, short term bank loans and short term securities which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

1 Anvendt regnskabspraksis (fortsat) Accounting policies (continued)

Nøgletal

De i hoved- og nøgletaloversigten anførte nøgletal er beregnet således:

Financial ratios

The financial ratios stated under "Financial highlights" have been calculated as follows:

	Resultat før finansielle poster reguleret for andre driftsindtægter og andre driftsomkostninger	Profit/loss before financial items adjusted for other operating income and other operating expenses
Resultat af primær drift Operating profit/loss		
Overskudsgrad Operating margin	$\frac{\text{Driftsresultat (EBIT)} \times 100}{\text{Nettoomsætning}}$	$\frac{\text{Operating profit (EBIT)} \times 100}{\text{Revenue}}$
Bruttomargin Gross margin ratio	$\frac{\text{Bruttoresultat} \times 100}{\text{Nettoomsætning}}$	$\frac{\text{Gross margin} \times 100}{\text{Revenue}}$
Afkastningsgrad Return on assets	$\frac{\text{Resultat af primær drift} \times 100}{\text{Gennemsnitlige aktiver}}$	$\frac{\text{Profit/loss from operating activities} \times 100}{\text{Average assets}}$
Soliditetsgrad Equity ratio	$\frac{\text{Egenkapital ekskl. minoritetsint., ultimo} \times 100}{\text{Passiver i alt, ultimo}}$	$\frac{\text{Equity excl. non-controlling interests, year-end} \times 100}{\text{Total equity and liabilities, year-end}}$
Egenkapitalforrentning Return on equity	$\frac{\text{Resultat efter skat ekskl. minoritetsint.} \times 100}{\text{Gennemsnitlig egenkapital ekskl. minoritetsint.}}$	$\frac{\text{Profit/loss excl. non-controlling interests} \times 100}{\text{Average equity excl. non-controlling interests}}$

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

DKK'000	Koncern Group		Modervirksomhed Parent company	
	2019	2018	2019	2018
2	Personaleomkostninger			
	Staff costs			
Lønninger	22.656	29.268	3.429	7.327
Wages/salaries				
Pensioner	827	1.183	142	72
Pensions				
Andre omkostninger til social sikring	1.148	2.792	58	13
Other social security costs				
Andre personaleomkostninger	1.531	481	589	559
Other staff costs				
	<u>26.162</u>	<u>33.724</u>	<u>4.218</u>	<u>7.971</u>
Gennemsnitligt antal fuldtidsbeskæftigede	39	44	5	3
Average number of full-time employees				
Vederlæg til virksomhedens ledelse udgør:	Remuneration to members of Management:			
Direktion	1.248	2.578	1.230	2.559
Executive Board				
Bestyrelse	716	958	716	958
Board of Directors				
	<u>1.964</u>	<u>3.536</u>	<u>1.946</u>	<u>3.517</u>
3	Af- og nedskrivninger på immaterielle og materielle anlægsaktiver			
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment			
Afskrivninger på immaterielle anlægsaktiver	209	3.311	147	147
Amortisation of intangible assets				
Nedskrivninger på immaterielle anlægsaktiver	0	3.127	0	0
Impairment of intangible assets				
Afskrivninger på materielle anlægsaktiver	159	208	20	19
Depreciation of property, plant and equipment				
	<u>368</u>	<u>6.646</u>	<u>167</u>	<u>166</u>

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

	Koncern Group		Modervirksomhed Parent company	
	2019	2018	2019	2018
DKK'000				
4 Finansielle indtægter				
Financial income				
Renteindtægter fra tilknyttede virksomheder	0	0	630	401
Interest receivable, group entities				
Andre finansielle indtægter	1.993	17.147	760	15.713
Other financial income				
	<u>1.993</u>	<u>17.147</u>	<u>1.390</u>	<u>16.114</u>
5 Finansielle omkostninger				
Financial expenses				
Nedskrivning af finansielle aktiver	2.826	112	2.875	258
Impairment of financial assets				
Renteomkostninger til tilknyttede virksomheder	0	0	1.684	1.541
Interest expenses, group entities				
Andre finansielle omkostninger	235	354	217	328
Other financial expenses				
	<u>3.061</u>	<u>466</u>	<u>4.776</u>	<u>2.127</u>
6 Skat af årets resultat				
Tax for the year				
Beregnet skat af årets skattepligtige indkomst	1.989	11.096	0	0
Estimated tax charge for the year				
Årets regulering af udskudt skat	-2.141	5.713	-1.818	4.000
Deferred tax adjustments in the year				
Regulering af skat vedrørende tidligere år	0	15	0	0
Tax adjustments, prior years				
	<u>-152</u>	<u>16.824</u>	<u>-1.818</u>	<u>4.000</u>

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

7 Immaterielle anlægsaktiver Intangible assets

DKK'000	Koncern Group			
	Software Software	Rettigheder Rights	Goodwill Goodwill	I alt Total
Kostpris 1. januar 2019 Cost at 1 January 2019	1.092	5.026	32.917	39.035
Kostpris 31. december 2019 Cost at 31 December 2019	1.092	5.026	32.917	39.035
Af- og nedskrivninger 1. januar 2019 Impairment losses and amortisation at 1 January 2019	1.020	4.291	32.917	38.228
Afskrivninger Amortisation for the year	61	147	0	208
Af- og nedskrivninger 31. december 2019 Impairment losses and amortisation at 31 December 2019	1.081	4.438	32.917	38.436
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	11	588	0	599

DKK'000	Modervirksomhed Parent company			
	Software Software	Rettigheder Rights	Goodwill Goodwill	I alt Total
Kostpris 1. januar 2019 Cost at 1 January 2019	866	2.942		3.808
Kostpris 31. december 2019 Cost at 31 December 2019	866	2.942		3.808
Af- og nedskrivninger 1. januar 2019 Impairment losses and amortisation at 1 January 2019	866	2.207		3.073
Afskrivninger Amortisation for the year	0	147		147
Af- og nedskrivninger 31. december 2019 Impairment losses and amortisation at 31 December 2019	866	2.354		3.220
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	0	588		588

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

8 Materielle anlægsaktiver Property, plant and equipment

	Koncern Group
	Andre anlæg, driftsmateriel og inventar Fixtures and fittings, other plant and equipment
DKK'000	
Kostpris 1. januar 2019 Cost at 1 January 2019	2.398
Tilgange Additions	109
Afgange Disposals	-148
Kostpris 31. december 2019 Cost at 31 December 2019	2.359
Af- og nedskrivninger 1. januar 2019 Impairment losses and depreciation at 1 January 2019	2.090
Afskrivninger Depreciation	159
Tilbageførsel af nedskrivninger fra en tidligere periode Reversal of prior year impairment losses	-67
Øvrige reguleringer Other adjustments	-15
Af- og nedskrivninger 31. december 2019 Impairment losses and depreciation at 31 December 2019	2.167
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	192

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

	Moder- virksomhed Parent company
	<u>Andre anlæg, driftsmateriel og inventar Fixtures and fittings, other plant and equipment</u>
DKK'000	
Kostpris 1. januar 2019 Cost at 1 January 2019	777
Tilgange Additions	<u>22</u>
Kostpris 31. december 2019 Cost at 31 December 2019	<u>799</u>
Opskrivninger 1. januar 2019 Revaluations at 1 January 2019	<u>0</u>
Opskrivninger 31. december 2019 Revaluations at 31 December 2019	<u>0</u>
Af- og nedskrivninger 1. januar 2019 Impairment losses and depreciation at 1 January 2019	757
Afskrivninger Depreciation	<u>20</u>
Af- og nedskrivninger 31. december 2019 Impairment losses and depreciation at 31 December 2019	<u>777</u>
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	<u><u>22</u></u>
Afskrives over/Depreciated over	<u>3-5 år/years</u>

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

9 Finansielle anlægsaktiver Investments

DKK'000	Koncern Group		
	Andre værdipapirer og kapitalandele Other securities and investments	Andre tilgodehavender Other receivables	I alt Total
Kostpris 1. januar 2019 Cost at 1 January 2019	13.137	1.026	14.163
Valutakursreguleringer Foreign exchange adjustments	-45	-127	-172
Tilgange Additions	1.733	248	1.981
Afgange Disposals	-9.968	-1.083	-11.051
Kostpris 31. december 2019 Cost at 31 December 2019	4.857	64	4.921
Værdireguleringer 1. januar 2019 Value adjustments at 1 January 2019	32.438	0	32.438
Valutakursreguleringer Foreign exchange adjustments	11	0	11
Årets opskrivninger Revaluations for the year	1.682	0	1.682
Nedskrivning Impairment losses	-2.875	0	-2.875
Tilbageførsel af nedskrivninger på afhændede aktiver Reversal of impairment losses on assets disposed	-1.294	0	-1.294
Værdireguleringer 31. december 2019 Value adjustments at 31 December 2019	29.962	0	29.962
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	34.819	64	34.883

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

9 Finansielle anlægsaktiver (fortsat) Investments (continued)

DKK'000	Modervirksomhed Parent company				I alt Total
	Kapitalandele i dattervirksomh eder Investments in group enterprises	Tilgodeha- vender hos dattervirksomh eder Receivables from group enterprises	Andre værdipapirer og kapitalandele Other securities and investments	Andre tilgodehavender Other receivables	
Kostpris 1. januar 2019 Cost at 1 January 2019	51.548	7.690	5.197	835	65.270
Valutakursreguleringer Foreign exchange adjustments	0	0	5	0	5
Tilgange Additions	837	3.362	4.767	247	9.213
Write-off Write-off	-62	0	0	0	-62
Afgange Disposals	0	0	-9.968	-1.082	-11.050
Kostpris 31. december 2019 Cost at 31 December 2019	52.323	11.052	1	0	63.376
Værdireguleringer 1. januar 2019 Value adjustments at 1 January 2019	31.663	0	32.678	0	64.341
Valutakursreguleringer Foreign exchange adjustments	-18	0	10	0	-8
Modtaget udbytte Dividend received	-45.783	0	0	0	-45.783
Årets resultat Profit/loss for the year	8.756	0	0	0	8.756
Årets opskrivninger Revaluations for the year	0	0	-2.263	0	-2.263
Nedskrivning Impairment losses	-743	0	0	0	-743
Tilbageførsel af nedskrivninger tidligere år Reversal of prior year impairment losses	-1.867	0	0	0	-1.867
Tilbageførsel af nedskrivninger på afhændede aktiver Reversal of impairment losses on assets disposed	1.336	0	-1.294	0	42
Værdireguleringer 31. december 2019 Value adjustments at 31 December 2019	-6.656	0	29.131	0	22.475
Regnskabsmæssig værdi 31. december 2019 Carrying amount at 31 December 2019	45.667	11.052	29.132	0	85.851

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

9 Finansielle anlægsaktiver (fortsat)

Investments (continued)

Modervirksomhed

Parent company

Navn Name	Retsform Legal form	Hjemsted Domicile	Ejerandel Interest	Egenkapital Equity DKK'000	Resultat Profit/loss DKK'000
Dattervirksomheder Subsidiaries					
Northern Horizon Capital	AB	Stockholm, Sverige	100,00 %	412	219
Northern Horizon Capital	UAB	Vilnius, Litauen	100,00 %	575	253
NH-CAP	A/S	København, Danmark	100,00 %	53	-48
Northern Horizon Capital Health Care Denmark	K/S	København, Danmark	100,00 %	0	2.610
Northern Horizon Capital	AS	Tallinn, Estland	97,00 %	35.553	8.463
Northern Horizon Capital	GmbH	Berlin, Tyskland	100,00 %	-13.891	-702
Northern Horizon Capital	OY	Helsinki, Finland	100,00 %	0	1.274
Northern Horizon Capital AIFM	OY	Helsinki, Finland	100,00 %	4.758	-1.295
Northern Horizon Nordic Aged Care	S.á.r.l.	Luxembourg	100,00 %	2.207	638
Nordic Aged Care Investment	S.á.r.l.	Luxembourg	60,00 %	3.788	1.022
Northern Horizon Capital JIC OU	OU	Tallinn, Estland	70,00 %	-199	-37
Northern Horizon Nordic Aged Care IV GP S.á r.l., LU	S.á.r.l.	Luxembourg	100,00 %	75	-15
Aged Care Investments	SCS	Luxembourg	100,00 %	6	-2

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

9 Finansielle anlægsaktiver (fortsat)

Investments (continued)

Værdiansættelsesmodeller og -teknikker ved dagsværdimåling

Selskaberne i Northern Horizon-koncernen investerer i ejendomsfonde administreret af gruppen. Investeringerne måles til dagsværdi koncernregnskabet.

Investeringer i børsnoterede ejendomsfonde måles til dagsværdi, hvilket svarer til markedsprisen på et aktivt marked. Markedsprisen anvendt til fastsættelse af dagsværdien af de finansielle aktiver er opgjort på baggrund af lukkekursen.

Investeringer i ikke-børsnoterede ejendomsfonde og porteføljer har ikke en aktiv markedspris. Markedsprisen for sådanne investeringer er derfor underlagt visse grader af skøn. Som resultat heraf vil den endelige realisation af fonden kunne afvige væsentligt fra den angivne dagsværdi. Investeringer i sådanne aktiver måles til indre værdi på baggrund af modtagne rapporter og reviderede regnskaber for fondene.

Northern Horizon sikrer minimum en gang årligt, at alle aktiver i fondene udsættes for ekstern værdiansættelse.

I enkelte tilfælde, hvor fondene er i exit-fasen, vil investeringen heri være værdiansat ved anvendelse af en DCF-model med hensyntagen til de forventede udlodninger forbundet med fondenes udvikling. Såfremt ledelsen i Northern Horizon mener, at indre værdi af fondene ikke angiver det retvisende billede af realisationsværdien af de underliggende aktiver, vil dagsværdien blive justeret ved brug af købspriser og forventede salgspriser af aktiverne, i stedet for de modtagne værdiansættelserne.

Valuation models and techniques of fair value measurement

Northern Horizon Group companies in real estate fund managed by the Group. Investments are measured at fair value in the Group financial statements.

Investments in listed real estate funds are measured at fair value which corresponds to the market prices available in the active market. The market price used for determination of the fair value of the financial assets based on the current closing rate.

Investments in unlisted real estate funds and portfolios have no active market price. The market price for such investments are therefore subject to a certain extent of estimate. As a result, the ultimate realization of the fund may differ significantly from the fair value presented. Investments in such funds are measured at net asset value based on reports and audited annual financial statements of the funds. At least once per year, Northern Horizon ensures that an external valuation of all the assets in the funds is carried out.

In certain cases, where the funds are at exit state, the investments are measured using discounted cash flow method taking into account gains expected to be distributed as per dissolution of the funds. If the Management of Northern Horizon Group believes that the net asset value of the funds may not correspond to the net realizable value of the underlying assets, the fair values of the investments might be adjusted by using acquisition prices and expected selling prices of the assets instead of the valuations obtained.

Fund/portfolio	Class of property	Valuation technique	Key unobservable inputs	Range
Laurus	Retail	DCF	- Discount rate	9.1%
			- Rental growth p.a.	1.9%
			- Long term vacancy rate	3.5%
			- Exit yield	7.1%
	Office	DCF	- Discount rate	6.45%-9.3%
			- Rental growth p.a.	1.7%-2%
			- Long term vacancy rate	5%-10%
			- Exit yield	6%-8.5%
Nordic Aged Care Fund	Healthcare (Finland)	DCF	- Discount rate	6.07%-8.38%
			- Rental growth p.a.	1.93%
			- Long term vacancy rate	3%-5%
			- Exit yield	4.8%-6.55%
	Healthcare (Sweden)	DCF	- Portfolio bonus	2.5%
			- Discount rate	4.75%-6.08%
			- Rental growth p.a.	2%
			- Long term vacancy rate	3%
			- Exit yield	4%-4.06%
			- Portfolio bonus	10%

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

DKK'000	Modervirksomhed Parent company	
	2019	2018
10 Aktiekapital Share capital		
Aktiekapitalen er fordelt således: Analysis of the share capital:		
A-aktier, 6.363.600 stk. a nom. 1,00 kr. 6,363,600 A shares of DKK 1,00 nominal value each	6.364	6.364
B-aktier, 636.400 stk. a nom. 1,00 kr. 636,400 B shares of DKK 1,00 nominal value each	636	636
	<u>7.000</u>	<u>7.000</u>

Modervirksomhedens aktiekapital har uændret været 7.000 t.kr. det seneste år.

The parent's share capital has remained DKK 7,000 thousand in the past year.

DKK'000	Koncern Group		Modervirksomhed Parent company	
	2019	2018	2019	2018
11 Udskudt skat Deferred tax				
Udskudt skat 1. januar Deferred tax at 1 January	-256	-5.966	0	-4.000
Årets udskudte skat Deferred tax for the year	<u>-2.141</u>	<u>5.710</u>	<u>-1.818</u>	<u>4.000</u>
Udskudt skat 31. december Deferred tax at 31 December	<u>-2.397</u>	<u>-256</u>	<u>-1.818</u>	<u>0</u>

Vurderingen af aktivet, og genindvindingen af fremførte tab er baseret på budgettet for de kommende 3 år.

Det er ledelsen vurdering at det fremførte underskud ikke forventes at blive fuldt udnyttet over de kommende tre år. Det fremførte underskud udgør 36,5 m.DKK efter modregning af positive forskelværdier vedrørende investeringer i fonde m.v. hvilket svarer til 8 mio. DKK i udskudt skat, som ikke indregnes som et udskudt skatteaktiv.

The assessment of the asset, and the recoverability of the losses carried forward is based on budgets for the next 3 years

It is managements assessment that the tax loss carried forward is not expected to be fully utilized within the next 3 years. The tax loss carried forward amounts to 36.5 mDKK after offsetting positive differences in investments into funds etc., amounting to 8 mDKK in deferred tax, which is not recognized as a deferred tax asset.

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

12 Kontraktlige forpligtelser og eventualposter m.v. Contractual obligations and contingencies, etc.

Andre økonomiske forpligtelser Other financial obligations

Leje- og leasingforpligtelser over for moderselskabet og dennes øvrige dattervirksomheder:
 Rent and lease liabilities vis-à-vis the parent company and its other subsidiaries:

DKK'000	Koncern Group		Modervirksomhed Parent company	
	2019	2018	2019	2018
Leje- og leasingforpligtelser Rent and lease liabilities	813	983	132	130

13 Nærtstående parter Related parties

Koncern Group

Northern Horizon Capital A/S' nærtstående parter omfatter følgende:
 Northern Horizon Capital A/S' related parties comprise the following:

Bestemmende indflydelse Parties exercising control

Nærtstående part Related party	Bopæl/Hjemsted Domicile	Grundlag for bestemmende indflydelse Basis for control
Lars Christian Ohnemus	Sigridsvej 11, 2900 Hellerup	Kapitalbesiddelse og stemmerettigheder Participating interest and voting rights

Transaktioner med nærtstående parter Related party transactions

Virksomheden oplyser kun om transaktioner med nærtstående parter, der ikke er gennemført på normale markedsvilkår, jf. lovens § 98 c, stk. 7.

Alle transaktioner er gennemført på normale markedsvilkår.

The Company solely discloses related party transactions that have not been carried out on an arm's length basis, cf. section 98c(7) of the Danish Financial Statements Act.

All transactions have been carried out on an arm's length basis.

Oplysninger om ledelsesvederlag Information on the remuneration to management

Oplysninger om vederlag til ledelsen fremgår af note 2, Personaleomkostninger.

Information on the remuneration to Management appears from note 2, "Staff costs".

Koncern- og årsregnskab 1. januar - 31. december

Consolidated financial statements and parent company financial statements 1 January - 31 December

Noter

Notes to the financial statements

DKK'000	Modervirksomhed Parent company	
	2019	2018
14 Resultatdisponering Appropriation of profit/loss		
Forslag til resultatdisponering Recommended appropriation of profit/loss		
Ekstraordinært udbytte indregnet under egenkapitalen Extraordinary dividend distributed in the year	11.261	14.895
Reserve for nettoopskrivning efter indre værdis metode Net revaluation reserve according to the equity method	-31.663	31.663
Overført resultat Retained earnings/accumulated loss	18.196	-14.424
	-2.206	32.134
DKK'000	Koncern Group	
2019	2018	
15 Reguleringer Adjustments		
Minoritetsinteresser Non-controlling interest	-11	-8.864
Af- og nedskrivninger Amortisation/depreciation and impairment losses	367	3.520
Finansielle indtægter Financial income	1.193	-15.247
Finansielle omkostninger Financial expenses	34	170
Skat af årets resultat Tax for the year	1.951	10.871
Øvrige reguleringer Other adjustments	680	7.783
	4.214	-1.767
16 Ændring i driftskapital Changes in working capital		
Ændring i tilgodehavender Change in receivables	-6.454	1.976
Ændring i leverandørgæld m.v. Change in trade and other payables	-6.413	4.543
	-12.867	6.519