HusCompagniet Holding A/S
Plutovej 3
8700 Horsens
CVR. 28505035

HusCompagniet

Introducing our Climate-improved House

Annual report 2020

The annual report report was presented and approved at the Company's annual general meeting on, 29 June 2021

Management's review

Company details

HusCompagniet Holding A/S
Plutovej 3
8700 Horsens
Denmark

Telephone:	88 62 30 00
Website:	www.huscompagniet.dk
CVR no.:	28505035
Fiscal year:	1. January - 31. December

Board of Directors:
Mads Dehlsen Winther
Søren Haugaard
Martin Ravn-Nielsen

Executive Board:
Martin Ravn-Nielsen

Auditor
EY Godkendt Revisionspartnerselskab
Dirch Passers Allé 36
2000 Frederiksberg

Management's review

Business review

HusCompagniet Holding A/S is a subsidary of HusCompagniet A/S to which we refer to the consolidated financial statements for more information.

Financial review

Profit before tax totaled DKK 226 million for 2020 compared to DKK 123 million in 2019. The Company har incurred costs of 5 DKK million related to the IPO of the parent company.

Non-financial matters

HusCompagniet Holding A/S is a Danish company that acts as a group company for danish and swedish entities. The company is a subsidiary to HusCompaniget A/S which is the ultimate parent company.

Special risks

The Company has not drawn up any seperate Risk report, as the parent company has done so for the entire Group.
The Report is rendered in the parent company's consolidated financial statement and may be downloaded from the site. http://investors.huscompagniet.com/Danish/overblik/default.aspx

Statutory CSR report

The Company has not drawn up any separate CSR report, as the parent company has done so for the entire Group. The report is rendered in the parent company's annual report and may be downloaded from the site http://investors.huscompagniet.com/Danish/overblik/default.aspx

Account of the gender composition of Management

At HusCompagniet Holding A/S, we strive towards a diverse and inclusive work environment. A diverse workforce can bring many advantages to an organisation. The starting point is providing equal opportunity for people of all ages, genders, nationalities, religions, political opinions, and abilities. The construction sector has traditionally been a male-dominated industry, which poses a challenge for the industry and for HusCompagniet A/S. The starting point for improving the gender diversity of our workforce is to monitor the demographics of our employees, with the aim to track and increase gender balance over time. As of 31 December 2020, the underrepresented gender is female and constituted 10% of our workforce, the same as last year.
People are encouraged to apply for HusCompagniet positions, irrespective of gender, age, nationality, sexual orientation, religion or ethnicity, and decisions regarding recruitment, promotion and dismissal are not influenced by these. Our employees have equal opportunities for career development and management ambitions, which are discussed as part of the yearly performance reviews.

In 2020, other levels of management are defined by the executive management and their direct reports with employee responsibilty. HusCompagniet has set a target to increase the representation of women in management to 25% by 2025 and 30% by 2030.

Unusual circumstances

There have been no unusual circumstances which have influenced the results for the year.

Events after the balance sheet data

No other material events have occurred between 31 December 2020 and the date of publication of this annual report that have not already been included in this annual report and that would have a material effect on the assessment of the company's financial position.

Outlook

Assumptions for the Outlook

Outlook is based on activities in the subsidiaries.
HusCompagniet estimates for 2021 are primarily based on its historic execution rate, existing order backlog and current market expectations. Achieving the 2021 guidance requires sales of between 1,950 and 2,100 houses in the financial year ending 31 December 2021. The profitability guidance is partly secured through the current backlog of around 68% at year-end
2020. Revenue from the semi-detached (Denmark) segment is assumed be around DKK 500 million in line with our target to seize the attractive business-to-business opportunity in this market, based on existing order backlog and the acquisition of several land plots for the construction of semi-detached business-to consumer houses and the related anticipated timing of sales. Unforeseen delays occurring in cases where we are not maturing the land, may postpone revenue recognition. The average sale price per house is assumed to be slightly lower in 2021 than in 2020 as a result of increased deliveries of semi-detached houses. Contract assets are assumed to increase significantly in 2021, by around DKK 200 million, due to increased activity in the semi-detached business-to-business segment. No significant special items are assumed for the financial year ending 31 December 2021.

Key figures

DKK'm	2020	2019	2018	2017	2016
Income statement					
Revenue	78	84	65	56	40
Gross profit	77	84	65	56	40
Operating profit before depreciation and amortisation (EBITDA) before special items	-211	-51	-3	-2	-1
Operating profit before depreciation and amortisation (EBITDA) after special items	-221	-55	-10	-2	-1
Operating profit (EBIT) before special items	-236	287	-7	2	2
Operating profit (EBIT)	-245	283	-14	2	2
Financial income and expenses	15	4	2	2	0
Profit for the year	226	123	153	166	186
Balance sheet					
Total assets	2.705	2.005	1.775	1.544	1.327
Equity	1.788	1.559	1.436	1.285	1.080
Cash flow					
Cash flow from operating activities	-193	-51	-46	-3	-9
Cash flow from investing activities	-16	-60	-23	-74	-28
- Hereof from investment in property, plant and equipment	-16	-60	-4	-1	-22
Cash flow from financing activities	422	149	-70	65	-41
Free cash flow	-209	-111	-69	-77	-37
Key figures					
Revenue growth	-7%	29%	16%	41%	21%
Gross margin	98%	100%	100%	100%	100%
EBITDA margin before special items	-269%	-61%	-4%	-4%	-3%
EBITDA margin after special items	-281%	-66%	-16%	-4%	-3%
Average number of employees	51	50	47	40	33

The key figures for the years 2016-2017 have not been adjusted following the implementation of IFRS 9 and IFRS 15 at January 2018.
Furthermore, the key figures for the years 2016-2018 have not been adjusted following the implementation of IFRS 16 at January 2019.

Management review

FINANCIAL STATEMENTS

PRIMARY STATEMENTS

1 BASIS OF PREPARATION

2 EBITDA

3 INVESTMENTS

4 FUNDING AND CAPITAL STRUCTURE

5 OTHER DISCLOSURES

INCOME STATEMENT - PARENT

DKK'000	Note	2020	2019
Revenue	2.1	78.461	84.240
Cost of sales		-1.689	-335
Gross profit		**76.771**	**83.905**
Staff cost	2.2, 2.3	-53.261	-45.171
Other external expenses		-234.931	-90.047
Other operating income		255	58
Operating profit before depreciation and amortisation (EBITDA) before special items		**-211.166**	**-51.255**
Special items	2.4	-9.343	-4.020
Operating profit before depreciation and amortisation (EBITDA) after special items		**-220.509**	**-55.275**
Depreciation and amortisation	3.1 , 3.2	-24.970	-13.984
Operating profit (EBIT)		**-245.480**	**-69.259**
Share of result of subsidiary companies after tax	3.3	406.442	174.594
Financial income	4.4	28.962	13.897
Financial expenses	4.5	-13.806	-9.686
Profit before tax		**176.118**	**109.546**
Tax on profit	5.1	50.214	13.444
Profit for the year		**226.332**	**122.990**

Profits attributable to:

DKK'000	Note	2020	2019
Equity owners of the Company		226.332	122.990

STATEMENT OF OTHER COMPREHENSIVE INCOME - PARENT

DKK'000	Note	2020	2019
Profit for the year		226.332	122.990
Other comprehensive income			
Items that may be reclassified to the income statement in subsequent periods			
Foreign currency translation differences, subsidiary		3.225	78
Other comprehensive income, net of tax		**3.225**	78
Total comprehensive income for the year		**229.557**	**123.068**

Total comprehensive income attributable to:

DKK'000	Note	2020	2019
Equity owners of the Company		229.557	123.068

BALANCE SHEET - PARENT

DKK'000	Note	2020	2019
Assets			
Non-current assets			
Intangible assets	3.1	46.471	52.984
Property, plant and equipment	3.2	3.494	2.862
Right of use assets	3.2	14.425	20.673
Deferred tax asset	5.1	21.782	0
Investments in subsidiaries	3.3	2.316.733	1.907.065
Total non-current assets		**2.402.904**	**1.983.584**
Current assets			
Trade and other receivables		155	3.058
Prepayments		10.877	5.321
Income tax receivable	5.1	26.944	11.820
Receivables from affiliated companies		263.901	809
Total current assets		301.877	21.008
Total assets		**2.704.782**	**2.004.592**

BALANCE SHEET - PARENT - Continued

DKK'000	Note	2020	2019
Equity and liabilities			
Equity			
Share capital		600	600
Retained earnings and other reserves		1.787.875	1.558.318
Total equity		**1.788.475**	**1.558.918**
Liabilities			
Non-current liabilities			
Interest-bearing long term debt	4.2	0	997
Lease liabilities	4.3	10.562	16.429
Deferred tax liability		0	1.488
Other liabilities		0	1.385
Total non-current liabilities		**10.562**	**20.299**
Current liabilities			
Trade and other payables		8.151	8.826
Lease liabilites	4.3	4.778	5.070
Payables to affiliated companies		878.475	186.475
Borrowings	4.2	0	216.096
Other liabilities		14.340	8.908
Total current liabilities		**905.744**	**425.375**
Total liabilities		**916.306**	**445.674**
Total equity and liabilities		**2.704.782**	**2.004.592**

Reference to off-balance sheet notes: Related parties 5.6, Contingent liabilities 5.10

STATEMENT OF CASH FLOWS - PARENT

DKK'000	Note	2020	2019
Cash flow from operating activities			
Profit before tax		176.118	109.546
Changes in working capital	5.2	718	-1.759
Adjustments for non-cash items	5.3	-396.628	-164.821
Interest received		28.962	13.897
Interest paid		-13.806	-9.686
Corporation tax received		11.820	1.812
Net cash generated from operating activities		**-192.815**	**-51.011**
Cash flow from investing activities			
Acquisition of assets recognised as property, plant and equipment		-16.067	-60.450
Net cash generated from investing activities		**-16.067**	**-60.450**
Cash flow from financing activities			
Change in intercompany balances		428.909	122.242
Proceeds from loans	4.2	0	26.949
Repayment of lease liabilities and loans	4.2	-7.156	0
Net cash generated from financing activities		**421.753**	**149.191**
Total cash flows		**212.871**	**37.730**
Cash and cash equivalents at 1 January		-216.096	-253.654
Net foreign currency gains or losses		3.225	-172
Cash and cash equivalents at 31 December		**0**	**-216.096**
Cash and cash equivalents			
Cash at bank and on hand		0	0
Cash and cash equivalents as at 31 December		**0**	**0**
Bank overdrafts		0	-216.096
Net cash and cash equivalents as at 31 December		**0**	**-216.096**

STATEMENT OF CHANGES IN EQUITY - PARENT

2020 DKK'000	Share capital	Revaluations reserve under the equity method	Foreign currency translation reserve	Retained earnings	Proposed dividend	Total
Equity at 1 January	**600**	**928.973**	**-3.000**	**632.345**	**0**	**1.558.918**
Profit for the period	**0**	**0**	**0**	**226.332**	**0**	**226.332**
Reserve for Net Revaluation according to Equity Method	**0**	**406.442**	**0**	**-406.442**	**0**	**0**
Other comprehensive income:						
Foreign currency translation differences, subsidiary	**0**	**3.225**	**0**	**0**	**0**	**3.225**
Total other comprehensive income	**0**	**3.225**	**0**	**0**	**0**	**3.225**
Transactions with owners of the Company and other equity transactions:						
Total transactions with owners of the Company and other equity transactions	**0**	**0**	**0**	**0**	**0**	**0**
Equity on 31 December	**600**	**1.338.640**	**-3.000**	**452.236**	**0**	**1.788.475**

2019 DKK'000	Share capital	Revaluations reserve under the equity method	Foreign currency t ranslat ion reserve	Retained earnings	Proposed dividend	Total
Equity at 1 January	**600**	**754.300**	**-3.082**	**684.028**	**0**	**1.435.846**
Profit for the period	**0**	**0**	**0**	**122.990**	**0**	**122.990**
Reserve for Net Revaluation according to Equity Method	**0**	**174.673**	**0**	**-174.673**	**0**	**0**
Other comprehensive income:						
Foreign currency translation differences	**0**	**0**	**82**	**0**	**0**	**82**
Total other comprehensive income	**0**	**0**	**82**	**0**		**82**
Transactions with owners of the Company and other equity transactions:						
Total transactions with owners of the Company and other equity transactions	**0**	**0**	**0**	**0**	**0**	**0**
Equity on 31 December	**600**	**928.973**	**-3.000**	**632.345**	**0**	**1.558.918**

Capital structure

The Capital structure in HusCompagniet Holding A/S is based on intercompany loans from parent company which are maintained and adjusted accordingly as nessescary for HusCompagniet Holding A/S.

The primary objective of HusCompagniet Group capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

HusCompagniet manages its capital structure and makes adjustments to it in light of changes in economic conditions.

To maintain or adjust the capital structure, HusCompagniet may adjust the dividend payments to shareholders, acquire its own shares or issue new shares. HusCompagniet has a target leverage of below 2.0x net debt to EBITDA before special items considering the Group’s cash flow profile.

SECTION 1: Introduction to significant estimates and judgements

Introduction

HusCompagniet Holding A/S (previously named "HusCompagniet A/S") is a company incorporated and domiciled in Denmark.

The following is a summary of the significant accounting policies adopted by HusCompagniet Holding A/S referred to in these financial statements as the "Company".

General accounting policies applied to the financial statements as a whole are described below. Significant accounting policies covering specific accounts are placed in each section to which they relate.

These financial statements for the Company are for the year ended 31 December 2020.

Consolidated Financial Satements

Pursuant to section 112(1) of the Danish Financial Statements Act, no consolidated financial statements have been prepared. The financial statements of HusCompagniet Holding A/S are included in the Consolidated Financial Statements of HusCompagniet A/S, Virum, CVR-nr. 36972963.

The financial statements were approved by the shareholders at the general meeting on 29 June 2021, signed by chairman Mads Dehlsen Winther.

The accounting policies described below have been applied consistently to the financial year and the comparative figures. For standards implemented prospectively, comparative figures are not restated.

The following notes are presented in Section 1:

1.1 General accounting policies

1.2 Application of materiality

Note 1.1 General accounting policies

Basis of preparation

The separate financial statements are prepared in accordance with International Financial Reporting Standards as endorsed by the EU ("IFRS") and additional requirements of the Danish Financial Statements Act, applying to large reporting class C entities.

The separate financial statements have been prepared on a historical cost basis, except as noted in the various accounting policies.

These separate financial statements are expressed in DKK, as this is HusCompagniet's functional and presentation currency. All values are rounded to the nearest thousand DKK '000 where indicated.

Implementation of new or amended standards and interpretations

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the annual financial statements for the year ended 31 December 2019, except for the adoption of new standards effective as of 1 January 2020. The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

The following amendments and interpretations apply for the first time in 2020, but do not have an impact on the annual financial statements of the Company.

- Amendments to IAS 1 and IAS 8: Definition of Material
- Amendments to IFRS 3 Business Combinations
- Amendments to IFRS 9, IAS 39 and IFRS 7 regarding the IBOR-reform
- Amendments to IFRS 16 Covid-19-Related Rent Concessions
- Amendments to references to the conceptual framework in ifrs standards

Standards issued but not yet effective

IASB has issued amended standards which have not yet entered into force, and which have consequently not been incorporated into the financial statements for 2020. None of these amended standards and interpretations are expected to have any significant impact on our financial statements.

The Company expects to implement the new standards when they become effective. It has been assessed that the implementation of the new standards will not have any significant effect on the recognition and measurement of the consolidated financial statements at 1 January 2021.

Note 1.2 Application of materiality

The financial statements are a result of processing large numbers of transactions and aggregating those transactions into classes according to their nature or function. When aggregated, the transactions are presented in classes of similar items in the financial statements.

If a line item is not individually material, it is aggregated with other items of a similar nature in the financial statements or in the notes.

The disclosure requirements are substantial in IFRS and the Company provides these specific required disclosures unless the information is considered immaterial to the economic decision-making of the readers of the financial statements or not applicable.

SECTION 2: EBITA

Introduction

This section provides information regarding the Company's performance in 2020, including the effects of non-recurring items on EBITDA.

The development of primary costs, staff costs and remuneration, and information about the Company's low exposure towards currency risk on transaction level is also contained in this section.

The following notes are presented in Section 2:

Note 2.1 Revenue

DKK'000	2020	2019
Intercompany transactions	78.461	84.240
Total	**78.461**	**84.240**

Note 2.2 Costs including staff costs and remuneration

Staff costs

DKK'000	2020	2019
Wages and salaries	50.151	41.675
Defined contribution plans	2.694	2.280
Other social security costs	316	355
Other staff costs	0	861
Share based payment	101	0
Total	**53.261**	**45.171**
Average number of full-time employees	51	50

Remuneration to management DKK 1 million is settled by management fee to the parent company.

Key management personnel is defined as Executive Management, and disclosures are provided below.

Note 2.3 Share-based payments

Share-based payments

In accordance with the Company's Remuneration Policy, individual members of the Executive Management participate in a long-term incentive programme consisting of restricted share units ("RSUs"), which was implemented on 23 November 2020. Participants of the RSU programme are granted RSUs which entitle the participant to receive for free a number of shares in the HusCompagniet A/S equivalent to the number of vested RSUs upon vesting as described below.

The RSUs will vest over a three-year vesting period. Vesting is not conditional upon achieving any financial or non-financial targets, but is, however, conditional upon (i) the participant remaining employed with the Group for a period of three years from the date of grant, or the participant becoming a good leaver during the vesting period in which case only a proportionate portion of RSUs shall vest, and (ii) the participant having complied in all respects with the general terms and conditions as determined by the Board of Directors.

Participation in the RSU programme is offered to members of the Executive Management as an element of remuneration as in incentive for the Executive Management to remain focused on value creation and achievement of the Company's long-term objectives. As determined by the Board of Directors, a selected number of employees of the Company in key positions may also be eligible to participate in long-term incentive programmes on terms similar to those of the Executive Management.

On 18 November 2020, the Group purchased 136,752 own shares to be held in treasury. The treasury shares cover the long-term incentive programme.

Fair value measurement

The Group measures share-based payments at fair value at the grant date. The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are vailable to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

	Executive management	Other employees	Total shares
Number of shares			
Outstanding at 1 Januar 2020	0	0	0
Granted 23 November 2020	0	28.622	28.622
Outstanding at 31 December 2020	**0**	**28.622**	**28.622**
Number of restricted shares that may be sold at 31 December 2020	0	0	0

The avarage remaining term to vesting for outstanding restricted shares at 31 December 2020 was approx. 2.9 years. The fair value of the RSU grant at the grant date totalled DKK 3.3 million. In 2020, an expense of DKK 0.1 million was recognised in the income statement in respect of the incentive program (2019: nil). The fair value of the RSU at the grant date was calculated based on the share price at grant date.

Note 2.4 Special items

Special items

DKK'000	2020	2019
-Strategic organisational changes	2.700	0
-Costs in connection with Acquisition and Vendor Due Dilligence	1.572	4.021
-Cost related to IPO	4.976	0
-Other special items	95	-1
Total special items	**9.343**	**4.020**

Reconciliation of EBITDA

DKK'000	2020	2019
Operating profit before depreciation and amortisation	-220.509	-55.275
Special items	-9.343	4.020
Operating profit before depreciation and amortisation (EBITDA) before special items	**-211.166**	**-51.255**

Note 2.5 Accounting policy

Revenue
Revenue comprises intercompany transactions with subsidiaries within the Group.

Other external expenses
Other external expenses include the period's expenses relating to the Group's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, low-value and short-term leases, etc.

Other operating income
Other operating income includes income from secondary activities such as gains/losses from sale of property, plant and equipment.

Staff costs
Staff costs include wages and salaries, including compensated absence, share-based payments and pensions, as well as other social security contributions, etc. made to the Group's employees.

The item is net of refunds made by public authorities.

The Group has established a long-term bonus-based share programme in accordance with the current remuneration policy.

Share-based payments are recognised over the period in which the participant renders the service entitling him/her to the payment. This is, in principle, from the date of grant until the date on which the vesting conditions may have been met.

The LTI programme is classified as an equity-settled plan. The value of services received as consideration for the granted right to restricted shares is measured at the fair value of the shares at the date of grant. The fair value of the granted right to restricted shares is not subsequently adjusted. The component of the fair value that can be attributed to employees that do not meet the vesting conditions is adjusted and recognised over the vesting period.

In the consolidated financial statements, the cost is recognised as staff costs and a set-off to the recognised cost is recognised in equity over the vesting period. In the parent company, costs associated with the LTI programme related to participants employed by subsidiaries are recognised in investments in subsidiaries, and a set-off to the recognised cost is recognised in equity over the vesting period. The LTI programme is classified as an equity-settled plan.

Special items
Special items include significant income and costs of a special nature in terms of the Company's revenue-generating operating activities which cannot be attributed directly to the Company's ordinary operating activities. Such income and costs include costs related to significant restructuring of processes and fundamental structural adjustment, as well as gains or losses arising in this connection, and which are significant.

Special items also include items such as impairment of goodwill, gains and losses on the disposal of activities and transaction cost from business combinations.

These items are classified separately in the Income Statement, in order to provide a more accurate and transparent view of the Company's recurring operating profit.

SECTION 3: INVESTMENTS

Introduction

In this section the Company's investments are explained. This includes investments in intangible and intangible assets, and how these are tested for impairment.

The following notes are presented in Section 3:

3.1 Intangible assets

3.2 Property, plant and equipment and rights of use assets

3.3 Investments in subsidiaries

3.4 Accounting policy

3.5 Significant estimates and judgements

Note 3.1 Intangible assets

Intangible assets

2020

DKK'000	Trademarks	Software develop-ment	Total
Cost at 1 January	29.166	64.041	93.207
Additions	0	11.383	11.383
Cost at 31 December	**29.166**	**75.424**	**104.590**
Amortisation and impairment losses at 1 January	29.166	11.057	40.223
Amortisation	0	17.895	17.895
Amortisation and impairment losses at 31 December	**29.166**	**28.952**	**58.118**
Carrying amount at 31 December	**0**	**46.471**	**46.471**

2019

DKK'000	Trademarks	Software develop-ment	Total
Cost at 1st Jan	29.166	35.741	64.907
Additions	0	28.300	28.300
Cost at 31 December	**29.166**	**64.041**	**93.207**
Amortisation and impairment losses at 1st Jan	29.166	3.255	32.421
Amortisation	0	7.802	7.802
Amortisation and impairment losses at 31 December	**29.166**	**11.057**	**40.223**
Carrying amount at 31 December	**0**	**52.984**	**52.984**

Note 3.2 Property, plant and equipment and rights of use assets

2020

DKK'000	Right of use assets, Motor vehicles	Other Fixtures and fittings, tools and equipment	Total
Cost at 1st January	29.657	7.111	36.768
Additions	1.114	2.431	3.545
Remeasurement of lease liabilities	-951	0	-951
Disposals	-1.137	0	-1.137
Cost at 31 December	**28.683**	**9.542**	**38.225**
Depreciation and impairment 1 January	8.983	4.249	13.232
Depreciation	5.276	1.799	7.075
Depreciation and impairment 31 December	**14.259**	**6.048**	**20.307**
Carrying amount at 31 December	**14.424**	**3.494**	**17.918**

2019

DKK'000	Right of use assets, Motor vehicles	Other Fixtures and fittings, tools and equipment	Total
Cost at 1st Jan	0	36.211	36.211
Transfer to rigths of use assets	31.294	-31.294	0
Effect of implementation IFRS 16, 1 January	0	0	0
Additions	5.074	2.194	7.268
Remeasurement of lease liabilities	-6.116	0	-6.116
Disposals	-595	0	-595
Cost at 31 December	**29.657**	**7.111**	**36.768**
Depreciation and impairment 1 January	0	7.050	7.050
Transfer to rigths of use assets	3.963	-3.963	0
Additions from business combinations	0	0	0
Depreciation	5.020	1.162	6.182
Depreciation and impairment 31 December	**8.983**	**4.249**	**13.232**
Carrying amount at 31 December	**20.674**	**2.862**	**23.536**

Note 3.3 Investments in subsidiaries

Investments in subsidiaries

DKK'000	2020	2019
Cost at 1 January	978.092	978.092
Additions	0	0
Cost at 31 December	**978.092**	**978.092**
Share of result at 1 January	928.973	754.300
Share of results	406.442	174.594
Other comprehensive income	3.225	79
Share of results at 31 December	**1.338.640**	**928.973**
Net book value	**2.316.732**	**1.907.065**

Reference is made to note 6.8 in the consolidated financial statements for overview of subsidiaries.

Note 3.4 Accounting policy

Income from investments in subsidiaries
Income from investments in subsidiaries comprises the pro rata share of the individual profit/loss after full elimination of internal profits or losses.

Investments in subsidiaries

The Company's investments in subsidiaries are accounted for using the equity-method. Under the equity method, the investments in subsidiaries are initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Company's share of net assets of the subsidiary since the acquisition date. Goodwill relating to the subsidiary is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit or loss reflects the Company's share of the results of operations of the subsidiary. Any change in OCI of those investees is presented as part of the Company's OCI. In addition, when there has been a change recognised directly in the equity of the subsidiary, the Company recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Company and the subsidiaries are eliminated in the subsidiary

The aggregate of the Company's share of profit or loss of an subsidiary is shown on the face of the statement of profit or loss outside operating profit and represents profit or loss after tax and
non-controlling interests of the subsidiary. The financial statements of the subsidiaries are prepared for the same reporting period as the Company. When necessary, adjustments are made to bring the accounting policies in line with those of the Company.

After application of the equity method, the Company determines whether it is necessary to recognise an impairment loss on its investment in its subsidiaries. At each reporting date, the
Company determines whether there is objective evidence that the investment in the subsidiary is impaired. If there is such evidence, the Company calculates the amount of impairment as the difference between the recoverable amount of the subsidiary and its carrying value, and then recognises the loss as 'Share of profit of a subsidiary' in the income statement.

Intangible assets

Trademarks
Trademarks are initially recognised at cost. Subsequently, trademarks are measured at cost less accumulated amortisation and impairment. Trademarks are amortised on a straight-line basis over their estimated useful lives up to no more than 10 years.

Trademarks are tested for impairment on an annual basis using the relief-from-royalty method and based on future free cash flows expected to be generated by the individual trademark during the following five years and and projections for
subsequent years.

Software development projects
Software development projects that are clearly defined and identifiable where the technical equality, sufficient resources, and a potential future market or potential for use in the Company can be demonstrated and where it is intended to
manufacture, market or use project.

These assets are recognised as intangible assets if the cost price can be reliably determined and there is sufficient reasonable assurance that future earnings or the net selling price may cover production, sales, administration and development costs.

Other development costs are recognised in the income statement under research and development costs, as costs likely to be held. Recognised development costs are measured at cost less accumulated depreciation and impairment losses. Cost includes salaries, depreciation and other costs attibutable to the Company's development activities and borrowing costs from specific and general borrowing that relate directly to the development of development projects.
Upon completion of the development work, development projects are amortised on a straight-line basis over the assessment period economic life from the time the asset is ready for use. The amortisation period usually constitutes 3-5 years. The amortisation basis is reduced by any write-downs.

Property, plant and equipment
Land and buildings, plant and machinery and fixtures and fittings, other plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and costs of materials, components, suppliers, direct wages and salaries and indirect production costs until the date when the asset is available for use.

Depreciation is provided on a straight-line basis over the expected useful lives, which are 3-5 years for operating assets and equipment, and 3-5 for leasehold improvements.

Note 3.4 Accounting policy - continued

Lease agreements

The Company has lease contracts for leaseholds, vehicles and other equipment used in its operations. Lease of leaseholds generally has lease terms between 3 and 5 years, while vehicles generally have lease terms between 5 and 6 years. Generally, the Company is restricted from assigning and subleasing the leased assets. There are several lease contracts that include extension and termination options and variable lease payments.
These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Company's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised.

The lease obligation is measured at amortised cost using the effective interest rate method. The lease obligation is remeasured when changes in the underlying contractual cash flows occur from e.g. changes in an index or a borrowing rate, changes in determining whether extension and termination options are reasonably certain to be exercised.

The Company recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease agreements. Subsequently the right-ofuse asset is measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Cars: 5-6 years

The Company presents lease assets and lease obligations separately in the balance sheet.

The Company also has certain leases of other eqipment with lease terms of 12 months or less and seases of office equipment with low value. The Company applies the short-term lease and lease of low-value assets' recognition exemptions for these leases.

Note 3.5 Significant estimates and judgements

Leases - Estimating the incremental borrowing rate

The Company cannot readily determine the interest rate implicit in the lease. Therefore, it uses its incremental borrowing rate to measure lease liabilities. The incremental borrowing rate is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The incremental borrowing rate therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease. The Company estimates the incremental borrowing rate using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating). In determining its incremental borrowing rate, the Company groups its lease assets in two categories in which the Company assesses that the lease agreements and the underlying assets in each category have the same characteristica and risk profile. The categories are as follows:

- Cars

The Company determines its incremental borrowing rate for the above categories in relation to the first recognition in the balance sheet. Moreover, it is determined in connection with subsequent changes in the underlying contractual cash flows upon changes in the estimation of a changed assessment of the use of the extension or termination options or in case of altered agreements.

In the determination of the incremental borrowing rate for leaseholds the Company has performed its determination based on an interest rate from a mortgage loan with a loan maturity that resembles the maturity of the lease agreements. The rate on the financing of the part where a mortgage loan cannot be accomplished, has been estimated based on a reference rate with a supplement of a credit margin from the Company's existing credit facilities. The Company has adjusted the credit margin for lessor's right to take back the asset in case of violation of the lease payments (secured debt).

The Company has determined its incremental borrowing rate on lease agreements regarding cars with basis on a reference rate with a credit margin from the Company's existing credit facilities. The apllied incremental borrowing rates are 5-6%.

SECTION 4: FUNDING AND CAPITAL STRUCTURE

Introduction

This sections includes information regarding the Company's capital structure, and information on how the activities and investments of the Company is funded.

Information regarding the Company's exposure towards liquidity and interest rate risk is also contained in this section.

The following notes are presented in Section 4:

Note 4.1 Equity

Share capital

	2020		2019	
	Nominal value (DKK'000)	Number of shares	Nominal value (DKK'000)	Number of shares
Share capital at 1 January (issued and fully paid)	600	600	600	600
Additions	0	0	0	0
Share capital at 31 December	**600**	**600**	**600**	**600**

The Company share capital is nominally DKK 600,000 divided into 600,000 shares of DKK 1 each or mult iples hereof.

Note 4.2 Borrowings and non-current liabilities

Borrowings

DKK'000	2020	2019
Non-current liabilities	10.562	17.426
Current liabilities	4.778	221.166
Total carrying amount	**15.340**	**238.592**
Nominal value	711.672	241.259

Interest-bearing borrowings

DKK'000	2020	2019
Interest-bearing borrowings, 1 January	238.592	255.502
Additions	0	5.497
Implementing IFRS 16	0	20.280
Change short-time bank overdraft	0	0
Repayments	-222.037	-42.687
Other (amortised cost, reassesment leasing liabilities IFRS 16 etc.)	-1.215	0
Interest-bearing borrowings, 31 December	**15.340**	**238.592**

2020

DKK'000	Currency	Interest rate	Average interest rate	Carrying amount
Bank borrowings	DKK	Floating	3,24%	0
Commitments on leasing agreements	DKK	Fixed-rate	5.80%	15.340
				15.340

2019

DKK'000	Currency	Interest rate	Average interest rate	Carrying amount
Bank borrowings	DKK	Floating	3,70%	217.093
Commitments on leasing agreements	DKK	Fixed-rate	4,38%	21.499
				238.592

Note 4.3 Lease liabilities

Lease liabilities

DKK'000	2020	2019
Maturity of lease liabilities		
Due within 1 year	4.778	5.070
Due between 1 and 5 years	10.559	16.429
Due after 5 years	3	0
Total lease liabilities 31 December 2020	15.340	21.499
Lease liabilities recognized in balance sheet	0	
- Hereof short-term lease liabilities	4.778	5.070
- Hereof long-term lease liabilities	10.562	16.429

Amounts recognized in income statement

DKK'000	2020	2019
Interest expenses related to lease liabilities	1.016	1.211
Total amount recognized in income statement	**1.016**	**1.211**

Reference is made to note 3.2 for statement of right of use assets in connection with lease liabilities.

The presented cash flows are non-discounted amounts, on the earliest possible date at which the Company can be required to settle the financial liability. Floating interest payments on bank borrowings have been determined applying a forward curve on the underlying interest rate at the reporting date.

Interest rate risk

RækkehusCompagniet is not exposed to fluctuations in market interest rates as the Company has no loans with third party.

Categories of financial assets and financial liabilities

DKK'000	2020	2019
Receivables	155	3.058
Receivable from affiliated companies	263.901	809
Bank Borrowings	0	217.093
Lease liabilities	15.340	21.499
Trade and other payables	8.151	8.826
Other liabilities	14.340	10.293
Payableble to affiliated companies	878.475	186.475

It is estimated that the fair value of financial assets and liabilities corresponds to carrying amount in balance sheet.

Note 4.4 Finance income

DKK'000	2020	2019
Interest received from banks*	27.853	13.867
Other financial income	44	29
Interest receivables, group entitites	1.065	0
Total financial income	**28.962**	**13.896**

*Interest income and expenses from financial assets and financial liabilities measured at amortised cost.

Note 4.5 Finance costs

DKK'000	2020	2019
Interests paid to banks*	10.151	7.173
Interest lease liabilities	1.040	0
Exchange rate losses	10	4
Other financial cost	1.283	1.211
Interest payables, group entitites	1.322	1.298
Total financial costs	**13.806**	**9.686**

Note 4.6 Financial risk management

HusCompagniet group's activities and capital structure is exposes to a variety of financial risks: Market risks (including currency risk, interest rate risk and price risk), credit risk and liquidity risk. Group management oversees the management of these risks in accordance with the Group's risk management policies.

This section includes description of the risks related to liquidity risk and interest rate risk. Please refer to section 2 for description of currency risk, and section 3 for description of credit risk.

Liquidity risk
HusCompagniet does not receive payment until construction is finished and the house is handed over to the client. Accordingly, the Group needs sufficient credit facilities to fund constructions in progress.

The Group continues monitoring the need of liquidity. At 31 December 2020, the Group has an undrawn credit facility of DKK 400 million to ensure that the Group is able to meet its obligations (2019: DKK 449 million). Management considers the credit availability to be sufficient for the next 12 months.

The below presented cash flows are non-discounted amounts, on the earliest possible date at which the Group can be required to settle the financial liability. Floating interest payments on bank borrowings have been determined applying a forward curve on the underlying interest rate at the reporting date.

Contractual maturity analysis of financial liabilities

2020 DKK'000	Due within 1 year	Due between 1 and 3 years	Due between 3 and 5 years	Due after 5 years	Total contractual cash flows	Carrying amount
Non-derivative financial liabilities						
Trade and other payables	8.151	0	0	0	8.151	8.151
Bank Borrowings	0	0	0	0	0	0
Lease liabilities	5.479	9.687	1.547	3	16.716	15.340
Other Liabilities	14.340	0	0	0	14.340	14.340
Total non-derivative financial liabilities	**27.969**	**9.687**	**1.547**	**3**	**39.207**	**37.831**
Total financial liabilities	**27.969**	**9.687**	**1.547**	**3**	**39.207**	**37.831**

2019 DKK'000	Due within 1 year	Due between 1 and 3 years	Due between 3 and 5 years	Due after 5 years	Total contractual cash flows	Carrying amount
Non-derivative financial liabilities						
Trade and other payables	8.826	0	0	0	8.826	8.826
Bank Borrowings	224.092	1.034	0	0	225.126	217.093
Lease liabilities	6.308	11.817	6.041	0	24.166	21.499
Other Liabilities	8.903	1.385	0	0	10.288	10.288
Total non-derivative financial liabilities	**248.129**	**14.236**	**6.041**	**0**	**268.406**	**257.706**
Total derivative financial liabilities	**248.129**	**14.236**	**6.041**	**0**	**268.406**	**257.706**

Note 4.7 Accounting policy

Financial income and expenses
Financial income and expenses comprise interest income and expenses including interest on leases, cost of permanent loan facilities, gains and losses on securities, receivables, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities, etc.

Financial assets
Financial assets are classified as receivables. The Group determines the classification of its financial assets at initial recognition. All financial assets are recognised initially at fair value plus, in the case of assets not at fair value through profit or loss, directly attributable transaction costs.

Financial liabilities
All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings, carried at amortised cost. This includes directly attributable transaction costs.

The Company's financial liabilities comprise trade payables, borrowings and other payables(primarily staff-related costs not due for payment).

Derivative financial instruments
The Company uses derivative financial instruments, such as interest rate swaps to hedge its interest rate risk. Such derivatives are initially recognised at fair value on the date on which a derivative contract is entered into, and are subsequently remeasured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Any gains or losses arising from changes in the fair value are taken directly to the Income Statement, except for the efffective portion of cash flow hedges, which is recognised in Other Comprehensive Income and later reclassified to profit or loss when the hedge item affects the Income Statement.

Fair value measurement
The Company measured financial instruments such as derivatives at fair value at each balance sheet date.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The fair value of interest rate swaps are determined using quoted forward interest rates at the balance sheet date and can be categorized as level 2 (observable inputs) in the fair value hierarchy.

SECTION 5: OTHER DISCLOSURES

Introduction

This section includes other disclosures required by IFRS or additional disclosures required by the Danish Companies Act.

The following notes are presented in Section 5:

Note 5.1 Tax

Current tax

DKK'000	2020	2019
Income tax	-26.945	-11.820
Movement in deferred tax	-23.270	-1.624
Adjustment relating to previous years	1	0
Income taxes in the income statement	**-50.214**	**-13.444**

Profit before tax	**176.118**	**109.546**
Tax rate, Denmark	22,00%	22,00%
Tax at the applicable rate	38.746	24.100
Non-taxable income	-89.417	-38.411
Expenses not deductible for tax purposes	507	866
Other	-50	1
Tax expense for the year	**-50.214**	**-13.444**
Effective tax rate, %	**-28,5%**	**-12,3%**

Note 5.1 Tax - Continued

Deferred tax

DKK'000	2020	2019
Deferred tax at 1 January	**1.488**	**3.112**
Recognised in profit or loss	-23.270	-1.624
Deferred tax at 31 December	**-21.782**	**1.488**

Deferred tax is presented in the statement of financial position as follows:

	Deferred tax asset		Deferred tax liability	
DKK'000	2020	2019	2020	2019
Intangible assets	-10.224	0	0	1.363
Tangible assets	577	0	0	-197
Other payables	31.429	0	0	322
Deferred tax	**21.782**	**0**	**0**	**1.488**

Corporation tax payable

DKK'000	2020	2019
Corporation tax payable at 1 January	**-11.820**	**-1.812**
Current tax including jointly taxed subsidiaries	-26.945	-11.820
Corporation tax paid during the year	11.820	1.812
Adjustment related to prior year	1	0
Corporation tax payable at 31 December	**-26.944**	**-11.820**

Note 5.2 Changes in working capital

DKK'000	2020	2019
Increase in trade and other receivables	-2.654	-3.890
Increase/(decrease) in trade and other payables	3.372	2.131
Total	**718**	**-1.759**

Note 5.3 Adjustments for non-cash items

DKK'000	2020	2019
Depreciat ion of property, plant and equipment	24.970	13.984
Share of result in subsidiary companies	-406.442	-174.594
Non-cash financial items	-15.156	-4.211
Other non-cash items	**-396.628**	**-164.821**

Note 5.4 Financial risk management

Credit risk
HusCompagniet Holding A/S is indirectly exposed to customers' inability to meet their financial obligations via investment in subsidaries. To address this risk, the Group obtains a bank guarantee on the agreed selling price from all customers before construction starts and the customers pay on delivery. In contracts where the scope and price is subsequently changed, the bank guarantee is updated if Management considers the change to be significant. This eliminates the risk of debtor loss, as all payment rights are secured before the houses are delivered.

It is the Company's assessment that the exposure to credit risk is not significant.

Impairment of other receivables amounted to nil in 2020 and 2019.

Note 5.5 Auditors fee

Fees to auditors

DKK'000	**2020**	**2019**
Statutory audit	115	103
Assurance engagements	200	0
Tax advice services	5	10
Other non-audit services	3	80
Total	**323**	**193**

Note 5.6 Related parties

Transactions with Executive Management & Board of Directors
Transactions with Executive Management & Board of Directors include transactions with companies controlled by the Executive Management & Board of Directors. Reference is made to note 2.2 in the statements.

Related parties with a significant influence
The ultimate Parent of the Group is HusCompagniet A/S.
The direct owner of the Group is HusCompagniet A/S.

Significant transactions between the Company and related parties with a significant influence
There were no transactions between the Company and related parties with a significant influence in 2020 (2019: no transactions).

The Company was engaged in the below related parties transactions:

DKK'000	**2020**	**2019**
Acquisition of services (Management fee and allocated income) from parent company	15.665	15.916
Total	**15.665**	**15.916**

Note 5.7 Events after the balance sheet date

No other material events have occurred between 31 December 2020 and the date of publication of this annual report that have not already been included in this annual report and that would have a material effect on the assessment of the company's financial position.

Note 5.8 List of Group companies

Investment in group companies comprise the following at 31 December 2020.

Name	Country of incorporation	% equity interest
RækkehusCompagniet A/S	Denmark	100%
Strandroseparken område B ApS	Denmark	100%
Strandroseparken område C ApS	Denmark	100%
Svenska Huscompagniet AB	Sweden	100%
VårgårdaHus AB	Sweden	100%
HusCompagniet Sverige AB	Sweden	100%
Svenska HusCompagniet Fastighetsutveckling AB	Sweden	100%
Svenska HusCompagniet Fastighetsutveckling Allerum 1 AB	Sweden	100%
Svenska HusCompagniet Fastighetsutveckling Allerum 2 AB	Sweden	100%
Die Haus-Compagnie GmbH	Germany	100%

Note 5.9 Definitions

Financial ratios are calculated in accordance with the Danish Finance Society's guidelines on the calculation of financial ratios "Recommendations and Financial Ratios".
The financial ratios stated in the survey of financial highlights have been calculated as follows:

Gross margin	Gross profit x 100 / Revenue	
EBITDA margin (before and after special items)	EBITDA before special items x 100 / Revenue	EBITDA after special items x 100 / Revenue
NIBD/EBITDA (before special items)	Net interest bearing debt, year-end / EBITDA before special items	

Note 5.10 Contingent liabilities

Contingent liabilities
The company is continiously involved in minor disputes indirectly via subsidiaries, but nothing significant per 31st December 2020

The Company is jointly taxed with its Danish group entities and acts as Management Company. The Company is jointly and severally liable with other jointly taxed group entities for payment of income taxes for the income years 2016 and forward and withholding taxes falling due for payment on or after 1 January 2016 in the group of jointly taxed entities.

Note 5.11 Accounting policy

Current income tax
The parent company is jointly taxed with all Danish subsidiaries. The current Danish corporation tax is allocated between the jointly taxed companies in proportion to their taxable income. The jointly taxed companies are taxed under the on-account tax scheme.

Tax for the year comprises current tax and changes in deferred tax for the year. The tax expense relating to the profit (loss) for the year is recognized in the income statement, and the tax expense relating to amounts recognized in other comprehensive income is recognized in other comprehensive income.
Current tax payable is recognized in current liabilities and deferred tax is recognized in non-current liabilities. Tax receivable is recognized in current assets and deferred tax assets are recognized in non-current assets.

Deferred tax
Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the period, adjusted for tax on the taxable income of prior periods and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured 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. Any deferred net assets are measured at net realisable values.

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. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

Note 5.12 Significant estimates and judgements

Recovery of deferred tax assets

Deferred tax assets are recognised for all unused tax losses, in the to the extent that it is considered likely that tax surpluses in which deficits can be offset. Determining the amount recognised for deferred tax assets are based on estimates of the likely timing of the and the amount of future taxable profits.

From 2019 the Group has changed the transfer-pricing setup. A marketing contribution is provided from Denmark to Sweden and Germany to ensure that an appropriate EBIT result is achieved in the respective countries.

The Group has applied for reopening of tax return in Sweden, Germany and Denmark for the years 2015-2018.

As of December 31, 2020, the Group estimated that tax losses with a tax value of 21,8 million DKK will be realised in the context of reopening transfer-pricing adjustments for the years 2015-2018

Statement by Management

The Board of Directors and the Executive Board have today discussed and approved the annual report of HusCompagniet Holding A/S for 2020.

The annual report has been prepared in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of their operations and cash flows for the financial year 1 January – 31 December 2020.

Further, in our opinion, the Management's review gives a fair review of the development in the Group's and the Company's activities and financial matters, results for the year, cash flows and financial position as well as a description of material risks and uncertainties that the Group and the Parent Company face.

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

Virum, 29 June 2021
Executive Board:

Martin Ravn-Nielsen
CEO

Board of Directors:

Mads Dehlsen Winther Chairman	Søren Haugaard	Martin Ravn-Nielsen

Independent auditor's report

To the shareholders of HusCompagniet Holding A/S

Opinion

We have audited the financial statements of HusCompagniet Holding A/S for the financial year 1 January – 31 December 2020, which comprise income statement, statement of comprehensive income, balance sheet, statement of changes in equity, cash flow statement and notes, including accounting policies. The financial statements are prepared in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations and cash flows for the financial year 1 January – 31 December 2020 in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of 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 Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

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 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.

Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU and additional requirements of 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.

Independent auditor's report

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance 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 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 additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

Independent auditor's report

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.

Copenhagen, 29 June 2021
EY Godkendt Revisionspartnerselskab
CVR. 30 70 02 28

Thomas Bruun Kofoed
State Authorised
Public Accountant
mne28677

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Underskrivernes identiteter er blevet registereret, og informationerne er listet herunder.

"Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument."

Martin Ravn-Nielsen
Executive Board
På vegne af: HusCompagniet Holding A/S
Serienummer: PID:9208-2002-2-733697879494
IP: 217.74.xxx.xxx
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Martin Ravn-Nielsen
Board of Directors
På vegne af: HusCompagniet Holding A/S
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Mads Dehlsen Winther
Chair of the meeting
På vegne af: HusCompagniet Holding A/S
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NEM ID

Mads Dehlsen Winther
Chairman
På vegne af: HusCompagniet Holding A/S
Serienummer: PID:9208-2002-2-798141299146
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NEM ID

Søren Haugaard
Board of Directors
På vegne af: HusCompagniet Holding A/S
Serienummer: PID:9208-2002-2-526591029684
IP: 80.62.xxx.xxx
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NEM ID

Thomas Bruun Kofoed
State Authorised Public Accountant
På vegne af: EY Godkendt Revisionspartnerselskab
Serienummer: CVR:30700228-RID:37005648
IP: 83.89.xxx.xxx
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