

**Komplementarselskabet  
Lundsgade 9 ApS**  
c/o Gefion Group A/S, Østergade 1, 1., 1100 København K

Company reg. no. 30 53 75 72

**Annual report**

**2019**

The annual report have been submitted and approved by the general meeting on 10 June 2020.

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Jacob Kruse Rasmussen  
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, British English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

## **Management's report**

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The managing director has today presented the annual report of Komplementarselskabet Lundsgade 9 ApS for the financial year 1 January to 31 December 2019.

The annual report has been presented in accordance with the Danish Financial Statements Act.

I consider the accounting policies used appropriate, and in my opinion the annual accounts provide a true and fair view of the company's assets and liabilities and its financial position at 31 December 2019 and of the company's results of its activities in the financial year 1 January to 31 December 2019.

The managing director considers the requirements of omission of audit of the annual accounts for 2019 as met.

I am of the opinion that the management's review includes a fair description of the issues dealt with.

The annual report is recommended for approval by the general meeting.

København K, 10 June 2020

### **Managing Director**

Thomas Færch

## **Auditor's report on compilation of the annual accounts**

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### **To the shareholders of Komplementarselskabet Lundsgade 9 ApS**

We have compiled the annual accounts of Komplementarselskabet Lundsgade 9 ApS for the period 1 January to 31 December 2019 based on the bookkeeping of the company and on further information you have provided.

The annual accounts comprise the accounting policies used, profit and loss account, balance sheet and notes.

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

We have applied our professional expertise to assist you in the preparation and presentation of the annual accounts in accordance with the Danish Financial Statements Act. We have complied with relevant requirements of the Danish Act on Approved Auditors and Audit Firms and with ethical requirements of the Danish Institute of State Authorised Public Accountants, including principles of integrity, objectivity, professional competence and due care.

The annual accounts and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile the annual accounts. Accordingly, we do not express an audit opinion or a review conclusion on whether the annual accounts are prepared in accordance with the Danish Financial Statements Act.

Glostrup, 10 June 2020

### **PKF Munkebo Vindelev**

State Authorised Public Accountants  
Company reg. no. 14 11 92 99

Peter Krogsrud Eriksen  
State Authorised Public Accountant  
mne34335

## Company data

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**The company**

Komplementarselskabet Lundsgade 9 ApS  
c/o Gefion Group A/S  
Østergade 1, 1.  
1100 København K

Company reg. no. 30 53 75 72  
Established: 28 May 2014  
Domicile: The City of Copenhagen  
Financial year: 1 January - 31 December  
5th financial year

**Managing Director**

Thomas Færch

**Auditors**

PKF Munkebo Vindelev, Statsautoriseret Revisionsaktieselskab  
Hovedvejen 56  
2600 Glostrup

## Financial highlights

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DKK in thousands.

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2015/16</u>	<u>2014/15</u>
<b>Profit and loss account:</b>					
Gross profit	5	3	5	1	1
Results from operating activities	5	3	5	1	1
Net financials	14	2	2	2	3
Results for the year	15	3	5	3	3
<b>Balance sheet:</b>					
Balance sheet sum	83	71	65	59	56
Equity	79	64	61	55	53

The financial highlights for 2014/15 and 2015/16 comprise the period 28 May 2014 - 31 October 2015 and 1 November 2015 - 31 December 2016.

## **Management's review**

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### **The principal activities of the company**

The company's activity is to be a general partner for K/S Lundsgade 9.

### **Development in activities and financial matters**

The results from ordinary activities after tax are DKK 14.517 against DKK 3.498 last year. The management consider the results satisfactory.

### **Events subsequent to the financial year**

No events have occurred subsequent to the balance sheet date, which would have material impact on the financial position of the company.

## **Accounting policies used**

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The annual report for Komplementarselskabet Lundsgade 9 ApS is presented in accordance with those regulations of the Danish Financial Statements Act concerning companies identified as class B enterprises. Furthermore, the company has chosen to comply with some of the rules applying for class C enterprises.

The accounting policies used are unchanged compared to last year, and the annual accounts are presented in Danish kroner (DKK).

### **Recognition and measurement in general**

Income is recognised in the profit and loss account concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs, these including depreciation, amortisation, writedown, provisions, and reversals which are due to changes in estimated amounts previously recognised in the profit and loss account are recognised in the profit and loss account.

Assets are recognised in the balance sheet when the company is liable to achieve future, financial benefits and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the company is liable to lose future, financial benefits and the value of the liability can be measured reliably.

At the first recognition, assets and liabilities are measured at cost. Later, assets and liabilities are measured as described below for each individual accounting item.

At recognition and measurement, such predictable losses and risks are taken into consideration, which may appear before the annual report is presented, and which concern matters existing on the balance sheet date.

## **Income statement**

### **Gross profit**

The gross profit comprises the net turnover and other external costs.

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received. The net turnover is recognised exclusive of VAT and taxes and with the deduction of any discounts granted in connection with the sale.

Other external costs comprise costs for administration.

### **Net financials**

Net financials comprise interest. Financial income and expenses are recognised in the profit and loss account with the amounts that concern the financial year.



## **Accounting policies used**

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### **Tax of the results for the year**

The tax for the year comprises the current tax for the year and the changes in deferred tax, and it is recognised in the profit and loss account with the share referring to the results for the year and directly in the equity with the share referring to entries directly on the equity.

## **The balance sheet**

### **Debtors**

Debtors are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, writedown takes place at the net realisable value.

### **Corporate tax and deferred tax**

Current tax receivable and tax liabilities are recognised in the balance sheet at the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivable and tax liabilities are set off to the extent that legal right of set-off exists and if the items are expected to be settled net or simultaneously.

Deferred tax is measured on the basis of all temporary differences in assets and liabilities with a balance sheet focus.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation on the balance sheet date and prevailing when the deferred tax is expected to be released as current tax.

### **Liabilities**

Other liabilities are measured at amortised cost which usually corresponds to the nominal value.

## Profit and loss account 1 January - 31 December

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All amounts in DKK.

<u>Note</u>	<u>2019</u>	<u>2018</u>
<b>Gross profit</b>	<b>5.000</b>	<b>2.500</b>
Other financial income from group enterprises	0	1.984
Other financial income	13.609	0
<b>Results before tax</b>	<b>18.609</b>	<b>4.484</b>
1 Tax on ordinary results	-4.092	-986
<b>Results for the year</b>	<b>14.517</b>	<b>3.498</b>
 <b>Proposed distribution of the results:</b>		
Allocated to results brought forward	14.517	3.498
<b>Distribution in total</b>	<b>14.517</b>	<b>3.498</b>

## Balance sheet 31 December

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All amounts in DKK.

<b>Assets</b>		
Note	2019	2018
<b>Current assets</b>		
Other debtors	82.945	70.586
Debtors in total	82.945	70.586
<b>Current assets in total</b>	<b>82.945</b>	<b>70.586</b>
<b>Assets in total</b>	<b>82.945</b>	<b>70.586</b>

## Balance sheet 31 December

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All amounts in DKK.

<b>Equity and liabilities</b>			
<u>Note</u>		<u>2019</u>	<u>2018</u>
	<b>Equity</b>		
2	Contributed capital	50.000	50.000
3	Results brought forward	28.853	14.336
	<b>Equity in total</b>	<b>78.853</b>	<b>64.336</b>
	<b>Liabilities</b>		
4	Corporate tax	4.092	0
	Other debts	0	6.250
	Short-term liabilities in total	4.092	6.250
	<b>Liabilities in total</b>	<b>4.092</b>	<b>6.250</b>
	<b>Equity and liabilities in total</b>	<b>82.945</b>	<b>70.586</b>

## Notes

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All amounts in DKK.

	<u>2019</u>	<u>2018</u>
<b>1. Tax on ordinary results</b>		
Tax of the results for the year, parent company	<u>4.092</u>	<u>986</u>
	<b><u>4.092</u></b>	<b><u>986</u></b>
	<u>31/12 2019</u>	<u>31/12 2018</u>
<b>2. Contributed capital</b>		
Contributed capital 1 January 2019	<u>50.000</u>	<u>50.000</u>
	<b><u>50.000</u></b>	<b><u>50.000</u></b>
<b>3. Results brought forward</b>		
Results brought forward 1 January 2019	14.336	10.838
Profit or loss for the year brought forward	<u>14.517</u>	<u>3.498</u>
	<b><u>28.853</u></b>	<b><u>14.336</u></b>
<b>4. Corporate tax</b>		
Calculated corporate tax for the present year	<u>4.092</u>	<u>0</u>
	<b><u>4.092</u></b>	<b><u>0</u></b>