



## McGregor ApS

Skovbakken 1  
3500 Værløse  
CVR No. 30827457

## Annual report 2020

The Annual General Meeting adopted the  
annual report on 21.05.2021

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**Scott McGregor**

Chairman of the General Meeting

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# Entity details

## Entity

McGregor ApS

Skovbakken 1

3500 Værløse

CVR No.: 30827457

Registered office: Furesø

Financial year: 01.01.2020 - 31.12.2020

## Executive Board

Scott McGregor

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

# Statement by Management

The Executive Board have today considered and approved the annual report of McGregor ApS for the financial year 01.01.2020 - 31.12.2020.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

I believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

I recommend the annual report for adoption at the Annual General Meeting.

Værløse, 21.05.2021

**Executive Board**

**Scott McGregor**

# Independent auditor's extended review report

## To the shareholders of McGregor ApS

### Conclusion

We have performed an extended review of the financial statements of McGregor ApS for the financial year 01.01.2020 - 31.12.2020, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

Based on our extended review, in our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 in accordance with the Danish Financial Statements Act.

### Basis for conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section. We are independent of the Entity in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

### Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

### Auditor's responsibilities for the extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### **Statement on the management commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, and we do not express any form of assurance conclusion thereon.

In connection with our extended review of the financial statements our responsibility is to read the management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the extended review or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with 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 commentary.

Copenhagen, 21.05.2021

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Jan Larsen**

State Authorised Public Accountant  
Identification No (MNE) mne16541

# Management commentary

## Primary activities

The Entity's activities comprise consultancy and financing services as well as shareholding in other enterprises.

## Development in activities and finances

The performance for the year is considered satisfactory.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2020

	Notes	2020 DKK	2019 DKK
Revenue		243,431	241,020
Other external expenses		(50,674)	(37,603)
Property costs		(58,987)	(54,536)
<b>Gross profit/loss</b>		<b>133,770</b>	<b>148,881</b>
Depreciation, amortisation and impairment losses		(134,528)	(134,528)
<b>Operating profit/loss</b>		<b>(758)</b>	<b>14,353</b>
Income from investments in group enterprises		0	4,258,980
Income from investments in associates		190,104	3,789,869
Other financial income		89,311	214,932
Other financial expenses	1	(253,466)	(177,222)
<b>Profit/loss before tax</b>		<b>25,191</b>	<b>8,100,912</b>
Tax on profit/loss for the year	2	4,864	(41,050)
<b>Profit/loss for the year</b>		<b>30,055</b>	<b>8,059,862</b>
<b>Proposed distribution of profit and loss:</b>			
Ordinary dividend for the financial year		300,000	300,000
Retained earnings		(269,945)	7,759,862
<b>Proposed distribution of profit and loss</b>		<b>30,055</b>	<b>8,059,862</b>



# Balance sheet at 31.12.2020

## Assets

	Notes	2020 DKK	2019 DKK
Land and buildings		6,537,032	6,671,560
<b>Property, plant and equipment</b>	3	<b>6,537,032</b>	<b>6,671,560</b>
Investments in associates		7,009,767	5,897,558
Other investments		1,248,724	1,254,798
Other receivables		434,207	457,482
<b>Financial assets</b>	4	<b>8,692,698</b>	<b>7,609,838</b>
<b>Fixed assets</b>		<b>15,229,730</b>	<b>14,281,398</b>
Trade receivables		0	404,846
Receivables from associates		2,127,380	0
Deferred tax		6,685	0
Other receivables		0	8,940
<b>Receivables</b>		<b>2,134,065</b>	<b>413,786</b>
Other investments		549,230	525,757
<b>Other investments</b>		<b>549,230</b>	<b>525,757</b>
<b>Cash</b>		<b>1,302,505</b>	<b>4,396,206</b>
<b>Current assets</b>		<b>3,985,800</b>	<b>5,335,749</b>
<b>Assets</b>		<b>19,215,530</b>	<b>19,617,147</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2020 DKK</b>	<b>2019 DKK</b>
Contributed capital		125,000	125,000
Reserve for net revaluation according to the equity method		2,767,231	5,382,453
Retained earnings		13,692,567	11,347,290
Proposed dividend		300,000	300,000
<b>Equity</b>		<b>16,884,798</b>	<b>17,154,743</b>
Mortgage debt		1,976,732	2,152,206
<b>Non-current liabilities other than provisions</b>	<b>5</b>	<b>1,976,732</b>	<b>2,152,206</b>
Current portion of non-current liabilities other than provisions	5	180,000	180,000
Payables to associates		0	59,147
Payables to shareholders and management		144,000	0
Income tax payable		0	41,050
Other payables		30,000	30,001
<b>Current liabilities other than provisions</b>		<b>354,000</b>	<b>310,198</b>
<b>Liabilities other than provisions</b>		<b>2,330,732</b>	<b>2,462,404</b>
<b>Equity and liabilities</b>		<b>19,215,530</b>	<b>19,617,147</b>
Assets charged and collateral	6		

# Statement of changes in equity for 2020

	Contributed capital DKK	Reserve for net revaluation according to the equity method DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	125,000	5,382,453	11,347,290	300,000	17,154,743
Ordinary dividend paid	0	0	0	(300,000)	(300,000)
Profit/loss for the year	0	(2,615,222)	2,345,277	300,000	30,055
<b>Equity end of year</b>	<b>125,000</b>	<b>2,767,231</b>	<b>13,692,567</b>	<b>300,000</b>	<b>16,884,798</b>

# Notes

## 1 Other financial expenses

	<b>2020</b>	<b>2019</b>
	<b>DKK</b>	<b>DKK</b>
Other interest expenses	68,206	72,783
Exchange rate adjustments	75,865	99,487
Fair value adjustments	104,546	0
Other financial expenses	4,849	4,952
	<b>253,466</b>	<b>177,222</b>

## 2 Tax on profit/loss for the year

	<b>2020</b>	<b>2019</b>
	<b>DKK</b>	<b>DKK</b>
Current tax	0	41,050
Change in deferred tax	(6,685)	0
Adjustment concerning previous years	1,821	0
	<b>(4,864)</b>	<b>41,050</b>

## 3 Property, plant and equipment

	<b>Land and buildings DKK</b>
Cost beginning of year	7,110,859
<b>Cost end of year</b>	<b>7,110,859</b>
Depreciation and impairment losses beginning of year	(439,299)
Depreciation for the year	(134,528)
<b>Depreciation and impairment losses end of year</b>	<b>(573,827)</b>
<b>Carrying amount end of year</b>	<b>6,537,032</b>

#### 4 Financial assets

	Investments in associates DKK	Other investments DKK	Other receivables DKK
Cost beginning of year	618,749	1,151,153	457,482
Exchange rate adjustments	0	0	(27,586)
Additions	3,623,787	98,472	4,311
<b>Cost end of year</b>	<b>4,242,536</b>	<b>1,249,625</b>	<b>434,207</b>
Revaluations beginning of year	5,278,809	103,645	0
Transfers	0	901	0
Share of profit/loss for the year	921,108	0	0
Dividend	(2,701,683)	0	0
Impairment losses for the year	0	(104,546)	0
Other adjustments	(731,003)	0	0
<b>Revaluations end of year</b>	<b>2,767,231</b>	<b>0</b>	<b>0</b>
Transfers	0	(901)	0
<b>Impairment losses end of year</b>	<b>0</b>	<b>(901)</b>	<b>0</b>
<b>Carrying amount end of year</b>	<b>7,009,767</b>	<b>1,248,724</b>	<b>434,207</b>

Investments in associates	Registered in	Corporate form	Equity interest %
S-CUBED ApS	Værløse	ApS	40
S-CUBED Ltd	UK	Ltd	35
S-CUBED Biometrics Ltd	UK	Ltd	20
A3 Informatics ApS	Værløse	ApS	40

#### 5 Non-current liabilities other than provisions

	Due within 12 months 2020 DKK	Due within 12 months 2019 DKK	Due after more than 12 months 2020 DKK	Outstanding after 5 years 2020 DKK
Mortgage debt	180,000	180,000	1,976,732	1,257,000
	<b>180,000</b>	<b>180,000</b>	<b>1,976,732</b>	<b>1,257,000</b>

#### 6 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

The Company has provided a mortgage registered to the mortgagor of DKK 39 thousand as security for Ejerforeningen Borgergade

The carrying amount of mortgaged properties is DKK 5.429 thousand.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Revenue

Revenue comprises rental income from lease out of properties.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

### Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

### Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, and gains and losses from the sale of intangible assets and property, plant and equipment.

**Income from investments in group enterprises**

Income from investments in group enterprises comprises the pro rata share of the individual enterprises' profit/loss after full elimination of intra-group profits or losses.

**Income from investments in associates**

Income from investments in associates comprises the pro rata share of the individual associates' profit/loss after pro rata elimination of intra-group profits or losses.

**Other financial income**

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

**Balance sheet****Property, plant and equipment**

Land and buildings are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Buildings	50 years
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Estimated useful lives and residual values are reassessed annually.

Items of property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

**Investments in associates**

Investments in associates are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the associates' equity value plus unamortised goodwill and plus or minus unrealised pro rata intra-group profits and losses.

Associates with negative equity value are measured at DKK 0. Any receivables from these enterprises are

written down to net realisable value based on a specific assessment. If the Parent has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is probable that such obligation will involve a loss, a provision is recognised that is measured at present value of the costs necessary to settle the obligations at the balance sheet date.

Upon distribution of profit or loss, net revaluation of investments in associates is transferred to reserve for net revaluation according to the equity method in equity.

Goodwill is the positive difference between cost of investments and fair value of assets and liabilities arising from acquisitions. Goodwill is amortised straight-line over its estimated useful life, which is fixed based on the experience gained by Management for each business area.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value, less writedowns for bad and doubtful debts.

**Other investments**

Other investments comprise listed securities which are measured at fair value (market price) at the balance sheet date, and unlisted equity investments measured at the lower of cost and net realisable value.

**Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

**Other investments**

Other current asset investments comprise listed securities measured at fair value (market price) at the balance sheet date, and unlisted investments measured at the lower of cost and net realisable value.

**Cash**

Cash comprises cash in hand and bank deposits.

**Dividend**

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

**Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.



**Other financial liabilities**

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

**Tax receivable or payable**

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.