



Tel.: +45 89 30 78 00
aarhus@bdo.dk
www.bdo.dk

BDO Statsautoriseret revisionsaktieselskab
Kystvejen 29
DK-8000 Aarhus C
CVR no. 20 22 26 70

COLLIERS INTERNATIONAL DANMARK A/S

PALÆGADE 2, 2., 1261 KØBENHAVN K

ANNUAL REPORT

1 JANUARY - 31 DECEMBER 2019

**The Annual Report has been presented and
adopted at the Company's Annual General
Meeting on 25 March 2020**

Flemming Michelsen

CVR NO. 31 77 41 79

CONTENTS

	Page
Company Details	
Company Details.....	3
Statement and Report	
Statement by Board of Directors and Board of Executives.....	4
Independent Auditor's Report.....	5-7
Management's Review	
Financial Highlights of the Group.....	8
Management's Review.....	9
Consolidated and Parent Company Financial Statements 1 January - 31 December	
Income Statement.....	10
Balance Sheet.....	11-12
Equity.....	13
Cash Flow Statement.....	14
Notes.....	15-20
Accounting Policies.....	21-25

COMPANY DETAILS

Company	Colliers International Danmark A/S Palægade 2, 2. 1261 Copenhagen K CVR No.: 31 77 41 79 Established: 12 September 2008 Registered Office: Copenhagen Financial Year: 1 January - 31 December
Board of Directors	Christopher Ross McLernon, chairman Davoud Reza Amel-Azizpour Richard Alexander Bruce Peter Winther Jeppe Schønfeld
Board of Executives	Peter Winther Carsten Gørtz Petersen
Auditor	BDO Statsautoriseret revisionsaktieselskab Kystvejen 29 8000 Aarhus C
Bank	Danske Bank Kannikegade 4 8000 Aarhus C
Law Firm	DLA Piper Denmark Law Firm P/S Hack Kampmanns Plads 2, Level 3 8000 Aarhus C

STATEMENT BY BOARD OF DIRECTORS AND BOARD OF EXECUTIVES

Today the Board of Directors and Board of Executives have discussed and approved the Annual Report of Colliers International Danmark A/S for the financial year 1 January - 31 December 2019.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion the Consolidated Financial Statements and the Parent Company Financial Statements give a true and fair view of Group's and the Company's financial position at 31 December 2019 and of the results of Group's and the Company's operations and cash flows for the financial year 1 January - 31 December 2019.

The Management's Review includes in our opinion a fair presentation of the matters dealt with in the Review.

We recommend the Annual Report be approved at the Annual General Meeting.

Copenhagen K, 10 March 2020

Board of Executives

Peter Winther

Carsten Gørtz Petersen

Board of Directors

Christopher Ross McLernon
Chairman

Davoud Reza Amel-Azizpour

Richard Alexander Bruce

Peter Winther

Jeppe Schønfeld

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Colliers International Danmark A/S

Opinion

We have audited the Consolidated Financial Statements and the Parent Company Financial Statements of Colliers International Danmark A/S for the financial year 1 January - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity, cash flows, notes and a summary of significant accounting policies for both the Group and the Parent Company. The Consolidated Financial Statements and the Parent Company Financial Statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the Consolidated Financial Statements and the Parent Company Financial Statements give a true and fair view of the assets, liabilities and financial position of the Group or the Company at 31 December 2019 and of the results of the Group and the Parent Company's operations and cash flows for the financial year 1 January - 31 December 2019 in accordance with the Danish Financial Statements Act.

Basis for Opinion

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

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements and the Parent Company Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements and the Parent Company Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements and the Parent Company Financial Statements.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

INDEPENDENT AUDITOR'S REPORT

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the Consolidated Financial Statements and the Parent Company Financial Statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements and the Parent Company Financial Statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the Consolidated Financial Statements and the Parent Company Financial Statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that Management's Review is in accordance with the Consolidated Financial Statements and the Parent Company 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 Management's Review.

INDEPENDENT AUDITOR'S REPORT

Aarhus, 10 March 2020

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Morten Trap Olesen
State Authorised Public Accountant
MNE no. mne35625

FINANCIAL HIGHLIGHTS OF THE GROUP

	2019 DKK '000	2018 DKK '000	2017 DKK '000	2016 DKK '000	2015 DKK '000
Income statement					
Gross profit.....	186.550	223.009	113.931	98.083	88.949
Operating profit before depreciation/EBITDA.....	58.960	107.500	39.985	31.581	30.723
Operating profit.....	34.562	73.642	39.511	31.038	30.140
Financial income and expenses, net.....	-372	-7.255	154	-154	25
Profit/loss for the year.....	24.533	62.664	30.883	23.415	23.590
Balance sheet					
Balance sheet total.....	306.272	315.777	71.447	31.395	57.962
Equity.....	223.567	234.034	34.961	4.079	31.493
Invested capital.....	162.527	170.170	38.347	3.200	30.621
Cash flows					
Investment in tangible fixed assets.....	-908	-1.592	-359	-163	-1.666
Average number of full-time employees.....					
	132	130	83	78	71
Ratios					
Rate of return.....	20.8	70.6	190.2	183.5	118.2
Solvency ratio.....	73.0	74.1	48.9	13.0	54.3
Return on equity.....	10.7	46.6	158.2	131.6	88.4

The ratios stated in the list of key figures and ratios have been calculated as follows:

Rate of return:	$\frac{\text{Profit/loss on ordinary activities} \times 100}{\text{Average invested capital}}$
Invested capital:	Intangible fixed assets (ex goodwill) + tangible assets + inventories + receivables + other working current assets - trade payables - other provisions - other long and short term working liabilities
Solvency ratio:	$\frac{\text{Equity (ex. minorities), at year end} \times 100}{\text{Total equity and liabilities, at year end}}$
Return on equity:	$\frac{\text{Profit/loss after tax} \times 100}{\text{Average equity}}$

The ratios follow in all material respects the recommendations of the Danish Finance Society.

Due to the merger of Colliers International Danmark A/S and Sadolin & Albæk A/S numbers relating to financial years 2018 and 2019 contains both companies and subsidiaries in Sadolin & Akbæk A/S, whereas comparative figures only concerns Colliers International Danmark A/S.

MANAGEMENT'S REVIEW

Principal activities

The Group's core business areas are transaction procurement, rental services, property valuations, advisory services and analyses regarding commercial and investment properties, property portfolios and property companies.

Development in activities and financial position

With a total of around 150 staff members and offices in Copenhagen, Aarhus, Aalborg, Odense and Vejle. Colliers Denmark is the leading commercial property advisor in Denmark, providing top-end value-added real estate advisory services.

In 2019, the Group gained market share. However, a substantial drop in transaction activity in the market compared to previous years had a negative impact on revenues.

Colliers Denmark is a part of the Colliers International Group (CIGI), which is the world's fastest growing listed commercial real estate company. Colliers is currently represented in 68 countries, employing more than 17,000 people, including affiliates.

Profit/loss for the year compared to future expectations

In 2019, EBITDA ended at DKK ('000) 58,960 compared to DKK ('000) 107,500 in 2018. The decline is driven by a general slowdown in the market as well as substantial investments in the company's organization, aimed at further strengthening the ability to deliver strong performance going forward.

In 2019, profit amounted to DKK ('000) 24,533 after goodwill amortization of DKK ('000) 23,518. The balance sheet shows an equity of DKK ('000) 223,567 as of 31 December 2019.

Profit for the year is considered satisfactory and in line with management expectations.

Significant events after the end of the financial year

No events have occurred after the end of the financial year that may be deemed of material importance to the Group's financial position.

Special risks

The Group is not affected by any material risks other than those usual to the sector.

Knowledge resources

The Group's activities are largely based on skills and knowledge. We are therefore committed to investing in the recruitment, development and retention of the best professionals in the sector, offering career options that stimulate and challenge talents.

Future expectations

To maintain and develop our Group's market position and professional skills, there will be a continuous need to invest in organization, training and information technology. We will furthermore relocate to a new HQ in Copenhagen.

The Group expects somewhat brisker market activity in 2020, and we expect to match or even exceed the results achieved in 2019. The current situation after the coronavirus outbreak has however created substantial uncertainties.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	Note	Group		Parent company	
		2019 DKK	2018 DKK	2019 DKK	2018 DKK
GROSS PROFIT		186.549.968	223.008.586	111.289.590	135.319.817
Staff costs.....	1	-127.589.724	-115.182.082	-114.988.528	-110.694.129
Depreciation, amortisation and impairment losses.....		-24.375.690	-33.857.752	-24.375.690	-33.857.752
Other operating expenses.....		-22.250	-326.791	-22.250	-326.791
OPERATING PROFIT		34.562.304	73.641.961	-28.096.878	-9.558.855
Result of equity investments in group enterprises.....		0	13.671.452	49.378.203	78.718.265
Other financial income.....	2	634.455	499.202	610.222	499.202
Other financial expenses.....	3	-1.006.775	-7.754.325	-1.628.830	-7.750.400
PROFIT BEFORE TAX		34.189.984	80.058.290	20.262.717	61.908.212
Tax on profit for the year.....	4	-9.657.297	-17.394.251	4.269.970	755.827
PROFIT FOR THE YEAR	5	24.532.687	62.664.039	24.532.687	62.664.039

BALANCE SHEET AT 31 DECEMBER

ASSETS	Note	Group		Parent company	
		2019 DKK	2018 DKK	2019 DKK	2018 DKK
Client relationships, brand and backlog.....		86.400.000	98.720.000	86.400.000	98.720.000
Goodwill.....		89.586.089	100.784.349	89.586.089	100.784.349
Intangible fixed assets.....	6	175.986.089	199.504.349	175.986.089	199.504.349
Other plants, fixtures and equipment.....		1.807.579	2.661.625	1.807.579	2.661.625
Leasehold improvements.....		867.330	1.104.187	867.330	1.104.187
Tangible fixed assets.....	7	2.674.909	3.765.812	2.674.909	3.765.812
Equity investments in group enterprises.....		0	0	49.878.203	41.374.578
Other securities.....		1.059	1.059	1.059	1.059
Rent deposit.....		1.639.422	1.739.937	1.639.422	1.739.937
Fixed asset investments.....	8	1.640.481	1.740.996	51.518.684	43.115.574
FIXED ASSETS.....		180.301.479	205.011.157	230.179.682	246.385.735
Trade receivables.....		49.954.402	54.255.431	30.062.339	25.131.205
Receivables from group enterprises.....		60.059.268	34.951.303	60.059.273	34.951.303
Other receivables.....		157.324	14.168	8.169	14.168
Joint tax contribution receivable..		0	0	968.653	0
Prepayments and accrued income..	9	1.502.090	2.143.696	1.502.090	2.143.696
Receivables.....		111.673.084	91.364.598	92.600.524	62.240.372
Cash and cash equivalents.....		14.297.589	19.400.953	10.702.907	9.955.405
CURRENT ASSETS.....		125.970.673	110.765.551	103.303.431	72.195.777
ASSETS.....		306.272.152	315.776.708	333.483.113	318.581.512

BALANCE SHEET AT 31 DECEMBER

EQUITY AND LIABILITIES	Note	Group		Parent company	
		2019 DKK	2018 DKK	2019 DKK	2018 DKK
Share capital.....	10	1.092.180	1.092.180	1.092.180	1.092.180
Reserve for net revaluation according to equity value method..		0	0	400.000	400.000
Retained earnings.....		177.474.403	197.941.716	177.074.403	197.541.716
Proposed dividend.....		45.000.000	35.000.000	45.000.000	35.000.000
EQUITY.....		223.566.583	234.033.896	223.566.583	234.033.896
Provision for deferred tax.....	11	17.228.355	20.007.539	17.228.355	20.007.539
PROVISION FOR LIABILITIES.....		17.228.355	20.007.539	17.228.355	20.007.539
Prepayments received.....		3.462.563	1.581.223	3.462.563	1.581.223
Trade payables.....		1.267.065	2.360.148	1.207.065	2.360.148
Payables to group enterprises.....		246.479	1.289.811	48.787.931	22.715.170
Corporation tax.....		12.958.614	18.654.319	0	351.003
Other liabilities.....		47.542.493	37.849.772	39.230.616	37.532.533
Current liabilities.....		65.477.214	61.735.273	92.688.175	64.540.077
LIABILITIES.....		65.477.214	61.735.273	92.688.175	64.540.077
EQUITY AND LIABILITIES.....		306.272.152	315.776.708	333.483.113	318.581.512
Contingencies etc.	12				
Charges and securities	13				
Related parties	14				
Consolidated financial statements	15				

EQUITY

	Group			
	Share capital	Retained earnings	Proposed dividend	Total
Equity at 1 January 2019.....	1.092.180	197.941.716	35.000.000	234.033.896
Dividend paid.....			-35.000.000	-35.000.000
Proposed distribution of profit.....		-20.467.313	45.000.000	24.532.687
Equity at 31 December 2019.....	1.092.180	177.474.403	45.000.000	223.566.583

	Parent company				
	Share capital	Reserve for net revaluation according to equity value method	Retained earnings	Proposed dividend	Total
Equity at 1 January 2019.....	1.092.180	400.000	197.541.716	35.000.000	234.033.896
Dividend paid.....				-35.000.000	-35.000.000
Transfers to/from other items.....		-49.378.203	49.378.203		
Proposed distribution of profit.....		49.378.203	-69.845.516	45.000.000	24.532.687
Equity at 31 December 2019.....	1.092.180	400.000	177.074.403	45.000.000	223.566.583

CASH FLOW STATEMENT 1 JANUARY - 31 DECEMBER

	Group		Parent company	
	2019 DKK	2018 DKK	2019 DKK	2018 DKK
Profit for the year.....	24.532.687	62.664.039	24.532.687	62.664.039
Reversed depreciation of the year	24.375.690	33.857.752	24.375.690	33.857.752
Reversed realization gains.....	22.250	326.791	22.250	326.791
Profit from subsidiaries.....	0	-13.671.452	-49.378.203	-78.718.265
Reversed tax on profit for the year.....	10.179.430	17.394.251	-3.747.837	-755.827
Corporation tax paid.....	-18.654.319	-12.731.415	-351.003	-854.509
Change in receivables.....	-20.308.486	34.361.003	-29.391.499	28.799.885
Change in current liabilities (ex bank and tax).....	9.437.646	-24.039.849	28.499.101	-22.035.850
Other cash flows from operating activities..	18.218	0	18.218	0
CASH FLOWS FROM OPERATING ACTIVITY..	29.603.116	98.161.120	-5.420.596	23.284.016
Other cash flow from investing activity	0	78.986	0	-74.252
Purchase of tangible fixed assets.....	-907.721	-1.592.203	-907.721	-1.592.203
Sale of tangible fixed assets.....	1.100.727	1.369.061	1.100.727	1.369.061
Purchase of financial assets.....	-23.117	-212.378	-23.117	-212.378
Sale of financial assets.....	123.631	214.458	123.631	214.458
Dividend and sales of associated companies.	0	26.437.530	0	26.437.530
Received dividend in the financial year.....	0	0	40.874.578	65.584.794
CASH FLOWS FROM INVESTING ACTIVITY...	293.520	26.295.454	41.168.098	91.727.010
Dividend paid in the financial year.....	-35.000.000	-153.083.548	-35.000.000	-153.083.548
CASH FLOWS FROM FINANCING ACTIVITY...	-35.000.000	-153.083.548	-35.000.000	-153.083.548
CHANGE IN CASH AND CASH EQUIVALENTS.	-5.103.364	-28.626.974	747.502	-38.072.522
Cash and cash equivalents at 1. januar.....	19.400.953	48.027.927	9.955.405	48.027.927
CASH AND CASH EQUIVALENTS AT 31. DECEMBER.....	14.297.589	19.400.953	10.702.907	9.955.405

NOTES

	Group		Parent company		Note
	2019 DKK	2018 DKK	2019 DKK	2018 DKK	
Staff costs					1
Average number of employees					
Group: 132 (2018: 130)					
Parent company: 128 (2018: 127)					
Wages and salaries.....	120.899.307	109.029.861	108.319.450	104.586.785	
Pensions.....	1.492.832	1.258.073	1.492.832	1.258.073	
Social security costs.....	889.247	922.517	867.908	877.640	
Other staff costs.....	4.308.338	3.971.631	4.308.338	3.971.631	
	127.589.724	115.182.082	114.988.528	110.694.129	
Remuneration of management.....	11.858.297	7.588.022	8.829.703	7.524.998	
	11.858.297	7.588.022	8.829.703	7.524.998	
Other financial income					2
Interest income from group enterprises.....	548.577	492.501	524.344	492.501	
Other interest income.....	85.878	6.701	85.878	6.701	
	634.455	499.202	610.222	499.202	
Other financial expenses					3
Interest expenses group enterprises.....	0	7.088.165	669.310	7.088.165	
Other interest expenses.....	1.006.775	666.160	959.520	662.235	
	1.006.775	7.754.325	1.628.830	7.750.400	
Tax on profit for the year					4
Calculated tax on taxable income of the year.....	12.958.614	23.749.549	-968.653	5.446.233	
Adjustment of tax in previous years.....	-522.133	53.260	-522.133	206.498	
Adjustment of deferred tax.....	-2.779.184	-6.408.558	-2.779.184	-6.408.558	
	9.657.297	17.394.251	-4.269.970	-755.827	
Proposed distribution of profit					5
Proposed dividend for the year.....	45.000.000	35.000.000	45.000.000	35.000.000	
Extraordinary dividend.....	0	59.322.148	0	59.322.148	
Allocation to reserve for net revaluation according to equity value method.....	0	0	49.378.203	41.274.578	
Retained earnings.....	-20.467.313	-31.658.109	-69.845.516	-72.932.687	
	24.532.687	62.664.039	24.532.687	62.664.039	

NOTES

	<u>Group</u>		Note
Intangible fixed assets			6
		<div style="display: flex; justify-content: space-around;"> Client relationships, brand and backlog Goodwill </div>	
Cost at 1 January 2019.....	120.190.000	111.982.610	
Cost at 31 December 2019.....	120.190.000	111.982.610	
Amortisation at 1 January 2019.....	21.470.000	11.198.261	
Amortisation for the year.....	12.320.000	11.198.260	
Amortisation at 31 December 2019.....	33.790.000	22.396.521	
Carrying amount at 31 December 2019.....	86.400.000	89.586.089	6
		<u>Parent company</u>	
		<div style="display: flex; justify-content: space-around;"> Client relationships, brand and backlog Goodwill </div>	
Cost at 1 January 2019.....	120.190.000	111.982.610	
Cost at 31 December 2019.....	120.190.000	111.982.610	
Amortisation at 1 January 2019.....	21.470.000	11.198.261	
Amortisation for the year.....	12.320.000	11.198.260	
Amortisation at 31 December 2019.....	33.790.000	22.396.521	
Carrying amount at 31 December 2019.....	86.400.000	89.586.089	
Tangible fixed assets			7
		<u>Group</u>	
		<div style="display: flex; justify-content: space-around;"> Other plants, fixtures and equipment Leasehold improvements </div>	
Cost at 1 January 2019.....	11.425.110	2.047.439	
Additions.....	893.601	14.120	
Disposals.....	-1.325.904	0	
Cost at 31 December 2019.....	10.992.807	2.061.559	
Depreciation and impairment losses at 1 January 2019.....	8.763.485	943.252	
Reversal of depreciation of assets disposed of.....	-184.709	0	
Depreciation for the year.....	606.452	250.977	
Depreciation and impairment losses at 31 December 2019...	9.185.228	1.194.229	
Carrying amount at 31 December 2019.....	1.807.579	867.330	

NOTES

Note

Tangible fixed assets (continued)

7

	Parent company	
	Other plants, fixtures and equipment	Leasehold improvements
Cost at 1 January 2019.....	11.425.110	2.047.439
Additions.....	893.601	14.120
Disposals.....	-1.325.904	0
Cost at 31 December 2019.....	10.992.807	2.061.559
Depreciation and impairment losses at 1 January 2019.....	8.763.485	943.252
Reversal of depreciation of assets disposed of.....	-184.709	0
Depreciation for the year.....	606.452	250.977
Depreciation and impairment losses at 31 December 2019...	9.185.228	1.194.229
Carrying amount at 31 December 2019.....	1.807.579	867.330

Fixed asset investments

8

	Group	
	Other securities	Rent deposit
Cost at 1 January 2019.....	11.550	1.739.936
Additions.....	0	23.117
Disposals.....	0	-123.631
Cost at 31 December 2019.....	11.550	1.639.422
Revaluation at 1 January 2019.....	-10.491	0
Carrying amount at 31 December 2019.....	1.059	1.639.422

	Parent company		
	Equity investments in group enterprises	Other securities	Rent deposit
Cost at 1 January 2019.....	100.000	11.550	1.739.936
Additions.....	0	0	23.117
Disposals.....	0	0	-123.631
Cost at 31 December 2019.....	100.000	11.550	1.639.422
Revaluation at 1 January 2019.....	41.274.578	-10.491	0
Dividend.....	-40.874.578	0	0
Profit for the year.....	49.378.203	0	0
Revaluation at 31 December 2019.....	49.778.203	-10.491	0
Carrying amount at 31 December 2019.....	49.878.203	1.059	1.639.422

NOTES

					Note
Fixed asset investments (continued)					8
Investments in subsidiaries (DKK)					
Name and registered office		Equity	Profit/loss for the year	Ownership	
Colliers International Investment Services A/S, Copenhagen.....	49.878.203	49.378.203		100 %	
	Group		Parent company		
	2019	2018	2019	2018	
	DKK	DKK	DKK	DKK	
Prepayments and accrued income					9
Prepaid expenses.....	1.502.090	2.143.696	1.502.090	2.143.696	
	1.502.090	2.143.696	1.502.090	2.143.696	
Prepayments and accrued income include prepaid expenses, primarily insurances and licences relating to the following financial year.					
			2019	2018	
			DKK	DKK	
Share capital					10
Specification of the share capital:					
A-shares, 1.092 in the denomination of 1.000 DKK.....			1.092.180	1.092.180	
			1.092.180	1.092.180	
Provision for deferred tax					11
Provision for deferred tax comprises deferred tax on contract work in progress, inventory and intangible and tangible fixed assets.					
	Group		Parent company		
	2019	2018	2019	2018	
	DKK	DKK	DKK	DKK	
Deferred tax, beginning of year.....	20.007.539	-134.552	20.007.539	-134.552	
Deferred tax of the year, income statement.....	-2.779.184	-6.299.709	-2.779.184	-6.299.709	
Deferred tax of the year, equity.....	0	26.441.800	0	26.441.800	
Provision for deferred tax 31 December 2019.....	17.228.355	20.007.539	17.228.355	20.007.539	

NOTES

	Note
Contingencies etc.	12
Contingent liabilities	
Rental liabilities relating to non-terminable contracts amount to DKK ('000) 4,801 of which DKK ('000) 3,558 is due for payment in 2020.	
The company has signed lease agreements with the latest expiry on 31 December 2022. The total liability in the lease period is DKK ('000) 1,090 of which DKK ('000) 774 is due for payment in 2020.	
Danske Bank has issued a bank guarantee of DKK ('000) 189 relating to non-paid rent deposit for tenancies in Aalborg.	
The company has entered into a rental liability after the balance sheet date which at the time of signing the agreement is DKK ('000) 19,153 during the period of non-terminability which expires at 01 June 2020.	
Joint liabilities	
The company is jointly and severally liable together with the parent company and the other group companies in the joint taxable group for tax on the group's joint taxable income and for certain possible withholding taxes, such as dividend tax, etc.	
Tax payable on the Group's joint taxable income is stated in the annual report of Colliers International Denmark Holdings ApS, which serves as management company for the joint taxation.	
Charges and securities	13
As security for all accounts with Danske Bank, a receivables charge has been registered of a nominal amount of DKK ('000) 15,000 which is secured on claims of carrying amount of DKK ('000) 30,062 at 31 December 2019. The company does not have any debt to its bank at 31 December 2019.	
Related parties	14
The Company's related parties include:	
Controlling interest	
Colliers International Group Inc. is the ultimate parent company.	
Other related parties having performed transactions with the company	
The company's related parties having a significant influence comprise other companies in the international Colliers Group subsidiaries as well as the companies' Board of Directors, Board of Executives and executive officers and their relatives. Related parties include also companies in which the above mentioned group of persons has material interests.	
Transactions with related parties	
The company did not carry out any substantial transactions that were not concluded on market conditions.	

NOTES**Note****Consolidated financial statements**

15

The company is included in the consolidated financial statements of Colliers International Group Inc., Toronto, Canada,, which is the company's ultimate parent company at the balance sheet date. The consolidated financial statements may be obtained Nasdaq.

ACCOUNTING POLICIES

The Annual Report of Colliers International Danmark A/S for 2019 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class C, medium enterprise.

The Annual Report is prepared consistently with the accounting principles applied last year.

Consolidated financial statements

The consolidated financial statements include the parent company Colliers International Danmark A/S and its subsidiaries in which Colliers International Danmark A/S directly or indirectly holds more than 50% of the voting rights or in any other way has a controlling influence. Enterprises in which the group holds between 20% and 50% of the voting rights and exercises significant, but not controlling influence, are considered associates, see the group structure.

The consolidated financial statements consolidate the financial statements of the parent company and the subsidiaries by combining uniform accounts items. Intercompany income and expenses, shareholdings, internal balances and dividend, and realised and unrealised gains and losses arising from transactions between the consolidated enterprises are fully eliminated in the consolidation.

New acquired or established enterprises are recognised in the consolidated financial statements from the time of acquisition. Sold or wound up enterprises are recognised in the consolidated income statement up to the time of disposal. Comparative figures are not adjusted for new acquired, sold or wound up enterprises.

ACCOUNTING POLICIES

INCOME STATEMENT

Net revenue

Net revenue comprises fees for consultancy services and commission from sale of properties and property companies. The production method is used in the income recognition, however, success fees are not recognised until the successful event has occurred.

The successful event is assessed to be completed when the income generating service has been delivered, the income can be measured reliably and it is most likely at the time of recognition that the economic benefits related to the transaction will be received by the company.

Other operating income

Other operating income includes items of a secondary nature in relation to the enterprises' principal activities, including profit from sale of intangible and tangible fixed assets.

Other operating expenses

Other operating expenses include items of a secondary nature in relation to the enterprises' principal activities, including loss from sale of intangible and tangible fixed assets.

Cost of sales

Cost of sales comprise costs incurred to achieve the net revenue for the year.

Other external expenses

Other external expenses include cost of sales, advertising, administration, buildings, bad debts, operational lease expenses, etc.

Payments related to operating lease expenses and other lease agreements are recognised in the Income Statement during the continuance of the contract. The Company's total liability concerning operating and other lease agreements are stated under contingencies, etc.

Staff costs

Staff costs comprise wages and salaries, including holiday pay and pensions and other costs for social security etc. for the company's employees. Repayments from public authorities are deducted from staff costs.

Investments in subsidiaries

The income statement of the parent company recognises the proportional share of the results of each subsidiary after full elimination of intercompany profits/losses and deduction of amortisation of goodwill.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

Tax

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that may be attributed to the profit for the year, and is recognised directly in the equity by the portion that may be attributed to entries directly to the equity.

ACCOUNTING POLICIES

BALANCE SHEET

Intangible fixed assets

Acquired goodwill is measured at cost less accumulated amortisation. Goodwill is amortised on a straight-line basis over the expected useful life which is estimated to 10 years. The period of amortisation is determined based on an assessment of the acquired company’s position in the market and earnings profile, and the industry-specific conditions.

Client Relationships, Brand and Backlog are measured at cost less accumulated depreciation and impairment losses. The depreciation base is cost.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets.

The depreciation period is 10 years regarding Client Relationships, 2 years regarding Brand and 1 year regarding Backlog.

Tangible fixed assets

Other plant, fixtures and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value:

	Useful life	Residual value
Other plant, fixtures and equipment.....	5 years	0 %
Leasehold improvements.....	5-10 years	0 %

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

Fixed asset investments

Fixed asset investments also include public quoted shares that are not expected to be disposed of. These shares are measured at market value (quoted price) on the balance sheet date.

Deposits include rental deposits which are recognised and measured at amortised cost. Deposits are not depreciated.

Impairment of fixed assets

The carrying amount of intangible fixed and tangible assets together with fixed assets, which are not measured at fair value, are valued on an annual basis for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the net realisable value is lower than the carrying amount, the assets are written down to the lower value.

The recoverable amount is calculated at the higher of net selling price and capital value. The capital value is determined as the fair value of the expected net cash flows from the use of the asset or group of assets and the expected net cash flows from sale of the asset or group of assets after the end of its useful life.

ACCOUNTING POLICIES

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is reduced by impairment losses to meet expected losses.

Accruals, assets

Accruals recognised as assets include costs incurred relating to the subsequent financial year.

Tax payable and deferred tax

Current tax liabilities and receivable current tax are recognised in the balance sheet as the calculated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and taxes paid on account.

The Company is subject to joint taxation with Danish group companies. The current corporation tax is distributed among the joint taxable companies in proportion to their taxable income and with full allocation and refund related to tax losses. The joint taxable companies are included in the on account tax scheme. Joint taxation contributions receivable and payable are recognised in the Balance Sheet under current assets and liabilities, respectively.

Deferred tax is measured on the temporary differences between the carrying amount and the tax value of assets and liabilities.

Deferred tax assets, including the tax value of tax loss carry-forwards, are measured at the expected realisable value of the asset, either by set-off against tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that under the legislation in force on the balance sheet date will be applicable when the deferred tax is expected to crystallise as current tax. Any changes in the deferred tax resulting from changes in tax rates, are recognised in the income statement, except from items recognised directly in equity.

Liabilities

Amortised cost for short-term liabilities usually corresponds to the nominal value.

Foreign currency translation

Transactions in foreign currencies are translated at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognised in the income statement as a financial income or expense.

If the foreign exchange position is considered to hedge future cash flows, the unrealised exchange adjustments are recognised directly in the equity.

Receivables, payables and other monetary items in foreign currencies that are not settled on the balance sheet date are translated at the exchange rate on the balance sheet date. The difference between the exchange rate on the balance sheet date and the exchange rate at the time of occurrence of the receivables or payables is recognised in the income statement as financial income or expenses.

Fixed assets acquired in foreign currencies are translated at the rate of exchange on the transaction date.

CASH FLOW STATEMENT

The cash flow statement shows the company's cash flows for the year for operating activities, investing activities and financing activities in the year, the change in cash and cash equivalents of the year and cash and cash equivalents at beginning and end of the year.

ACCOUNTING POLICIES

Cash flows from operating activities:

Cash flows from operating activities are computed as the results for the year adjusted for non-cash operating items, changes in net working capital and corporation tax paid.

Cash flows from investing activities:

Cash flows from investing activities include payments in connection with purchase and sale of intangible and tangible fixed asset and fixed asset investments.

Cash flows from financing activities:

Cash flows from financing activities include changes in the size or composition of share capital and related costs, and borrowings and repayment of interest-bearing debt and payment of dividend to shareholders.

Cash and cash equivalents:

Cash and cash equivalents include bank overdraft and cash in hand.