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Verus Praedium Holding ApS  
Lumringsbro 3 A  
2670 Greve

THE ANNUAL REPORT  
The year 2018

CVR-nr: 33 50 71 35

Approved at the General Meeting, the 12/7 2019



Chairman

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## COMPANY INFORMATION

**Company number:** 33 50 71 35

**Executive board:** Roy Dennis Tolfts

**Audit**  
Kvist Revision  
Godkendt Revisionsvirksomhed  
CPH Business Park  
Stamholmen 153  
DK 2650 Hvidovre - Copenhagen

CVR-no.: 37218707

## MANAGEMENT'S STATEMENT

The Annual Report has been prepared in conformity with the Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the Company's assets, equity, liabilities and financial position at 31. december 2018 and of its financial performance for the period 1. januar - 31. december 2018.

In my opinion the Management commentary includes a fair review of the matters described.

We recommend that the Annual Report be approved by the Annual General Meeting.

Copenhagen, <sup>17</sup> 2019



Megan Janke

# INDEPENDENT AUDITOR'S EXTENDED REVIEW REPORT

## To the shareholders of Verus Praedium Holding ApS

### Qualified conclusion

Based on the work performed, in our opinion, the financial statements, except for the potential effects of the matter described in the Basis for qualified review conclusion paragraph, give a true and fair view of the Company's financial position at 31. december 2018 and of the results of the Company's operations for the financial period from 1. januar to 31. december 2018 in conformity with the Danish Financial Statements Act.

### Basis for qualified conclusion

We conducted our extended review in accordance with the Danish Business Authority's Standard for Small Enterprises and FSR - Danish Auditors' standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section of our report. 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 the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our qualified conclusion.

We have not been able to obtain sufficient and appropriate audit evidence for the Company's contingent liabilities, including any collateral and guarantees at the bank, as we have not received any supporting documentation.

The management has not measured the other securities at the recoverable amount, where this is lower than the cost price, which is not in accordance with the accounting policies and the Danish Financial Statements Act.

Management does not expect that there will be problems with the going concern as the underbalance is based on price write-downs. There is no debt other than the group internal.

As stated above, the management has no external assessments of the real value of the securities and debt so we take reservations for the real values.

### Other matters regarding the extended review

The management did not want us to have carried out the audit at the company's domicile and we have therefore not been able to discuss the audit with the company's management and other senior employees. It is our opinion that revisions of companies of this size cannot take place as distance audits.

We must therefore make reservations about the valuations regardless of whether the long-distance audit has not found any indications of errors.

### Other matter

The company is without a permanent establishment in Denmark and the company's management is exercised by a nominee director. These events have the interest of the authorities.

### Management's responsibility 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.

## INDEPENDENT AUDITOR'S EXTENDED REVIEW 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 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 in order to obtain limited assurance for our conclusion on the financial statements and in addition perform specifically required supplementary procedures to obtain further assurance for our conclusion.

An extended review comprises procedures that primarily consist of making inquiries of Management and others within the Company, as appropriate, analytical procedures and the specifically required supplementary procedures as well as an evaluation of the evidence obtained.

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

### **Statement on the Management's review**

Management is responsible for the Management's Review.

Our opinion on the Financial Statements does not cover Management's Review, 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'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 extended review, 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 Financial Statements Act.

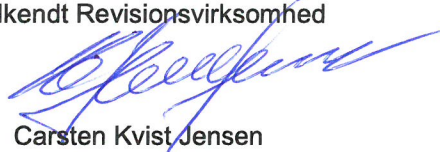
As appears from the Basis for qualified opinion paragraph, our audit conclusion on the financial statements has been qualified due to insufficient information about material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern. When reading the Management's Review, we observed that the Management's Review does not provide sufficient information about material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern.

Except for this matter and based on the procedures performed, it is our opinion that the Management's Review is consistent with the financial statements and has been prepared in accordance with the criteria laid down in the Financial Statements Act.

# INDEPENDENT AUDITOR'S EXTENDED REVIEW REPORT

Copenhagen <sup>27</sup> 2019

Kvist Revision  
Godkendt Revisionsvirksomhed



Carsten Kvist Jensen  
Registered Public Accountant  
Member of FSR – Danish Auditors  
Auditors ID: MNE5614

## MANAGEMENT COMMENTARY

As in previous years, the main activities of the Company were investments

The Company has continued its operations. No significant one-off events occurred in the financial year that need to be included in the management commentary.

The performance and results for the year are considered satisfactory.

The Company has lost more than half of the share capital, but expects to restore its capital through earnings.

No events have occurred after the reporting date that may materially affect the financial position of the company.

### **Expected development, including special assumptions and uncertain factors**

The management expects an improved result in the coming periods



## ACCOUNTING POLICIES

### GENERAL INFORMATION

The financial statements of Verus Praedium Holding ApS for the financial year 2018 have been prepared in conformity with the provisions of the Financial Statements Act on class B enterprises.

The accounting policies applied in the financial statements are consistent with those of the previous year. The reporting currency is Danish kroner.

### Recognition and measurement in general

The financial statements have been prepared under the historical cost convention.

Income is recognised in the income statement when earned. Value adjustments of financial assets and liabilities measured at fair value or amortised cost are also recognised in the income statement. Costs incurred to generate the earnings for the year are also recognised in the income statement, including amortisation, depreciation, impairment losses and provisions as well as reversals resulting from changed accounting estimates of amounts previously recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future financial benefits will flow to the Company and it is possible to obtain a reliable measurement of the individual assets.

Liabilities are recognised in the balance sheet when it is probable that future financial benefits will flow from the Company and it is possible to obtain a reliable measurement of the individual liabilities.

On initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item.

Certain financial assets and liabilities are measured at amortised cost, whereby a constant effective interest rate is recognised over the life of the individual asset or liability. Amortised cost is determined as original cost less any repayments and with the addition/deduction of the accumulated amortisation of the difference between cost and nominal amount.

Anticipated losses and risks arising before the presentation of the financial statements and confirming or disconfirming facts and circumstances known at the reporting date are taken into consideration at recognition and measurement.

The functional currency used is Danish kroner. All other currencies are considered foreign currencies.

### General information

#### Gross profit

Gross profit is a combination of the items of 'Revenue', 'Change in inventories of finished goods, work in progress and goods for resale', 'Other operating income', 'Cost of raw materials and consumables' and 'Other external costs'.

#### Administrative expenses

Administrative expenses include expenses for Management and administrative staff, office expenses, amortisation and depreciation, etc.

#### Financial income and expenses

Financial income and expenses are recognised in the income statement based on the amounts which relate to the financial year. Financial income and expenses include interest revenue and expenses, finance charges in respect of finance leases, realised and unrealised capital gains

## ACCOUNTING POLICIES

and losses on securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the tax prepayment scheme. Dividends from other equity investments are recognised as income in the financial year in which the dividends are declared.

### **Tax on net profit for the year**

Tax for the year comprises current tax and changes in deferred tax. The share attributable to the profit or loss for the year is recognised in the income statement, and the share attributable directly to equity is recognised directly in equity.

## **BALANCE SHEET**

### **Receivables**

Receivables are measured at amortised cost, which normally corresponds to the nominal value. The value is reduced by an allowance for expected impairment losses.

Impairment of accounts receivable past due is established on individual assessment of receivables.

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

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

Deferred tax is measured using the balance-sheet liability method on temporary differences arising between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases. In cases where the tax base can be determined under alternative taxation rules, such as in relation to shares, deferred tax is measured on the basis of the intended use of the asset or settlement of the liability.

Deferred tax assets, including the tax base of tax losses allowed for carryforward, are measured at their anticipated net realisable value, either by elimination in tax on future earnings or by offsetting against deferred tax liabilities within the same legal tax entity. Any deferred net tax assets are measured at their net realisable values.

### **Payables**

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between proceeds and nominal value is recognised in the income statement over the life of the financial instrument(s).

Other payables, comprising trade payables and amounts owed to Group enterprises and associates and other accounts payable, are measured at amortised cost, which normally corresponds to the nominal value.

INCOME STATEMENT  
1. JANUAR - 31. DECEMBER 2018

	2018 DKK	2017 DKK
<b>GROSS PROFIT .....</b>	<b>-198.673</b>	<b>-194.426</b>
	<hr/>	<hr/>
Income or loss from equity investments in group enterprises .....	0	42.028.281
Other financial income.....	8	148.913
Other financial income from Group enterprises .....	0	41.564.083
Impairment of investments and current financial assets .....	-140.124.822	-279.485.238
Other financial expenses.....	11.092.322	-78.736.208
	<hr/>	<hr/>
<b>PROFIT OR LOSS FOR THE YEAR.....</b>	<b>-129.231.165</b>	<b>-274.674.595</b>
 <b>PROPOSED DISTRIBUTION OF NET PROFIT</b>		
Retained earnings.....	-129.231.165	-274.674.595
	<hr/>	<hr/>
<b>SETTLEMENT OF DISTRIBUTION TOTAL .....</b>	<b>-129.231.165</b>	<b>-274.674.595</b>

BALANCE SHEET AT 31. DECEMBER 2018  
ASSETS

	2018 DKK	2017 DKK
Other investments .....	456.642.983	568.035.252
<b>Investments</b> .....	<b>456.642.983</b>	<b>568.035.252</b>
<b>NON-CURRENT ASSETS</b> .....	<b>456.642.983</b>	<b>568.035.252</b>
<b>Cash</b> .....	<b>1.351</b>	<b>2.712</b>
<b>CURRENT ASSETS</b> .....	<b>1.351</b>	<b>2.712</b>
<b>ASSETS</b> .....	<b>456.644.334</b>	<b>568.037.964</b>

BALANCE SHEET AT 31. DECEMBER 2018  
EQUITY AND LIABILITIES

	2018 DKK	2017 DKK
Contributed capital .....	17.439.667	16.600.000
Retained earnings .....	-404.084.017	-261.619.521
<b>2 EQUITY</b> .....	<b>-386.644.350</b>	<b>-245.019.521</b>
Trade creditors .....	10.637	10.125
Amounts owed to group enterprises .....	843.278.047	813.047.360
<b>Short-term payables</b> .....	<b>843.288.684</b>	<b>813.057.485</b>
<b>PAYABLES</b> .....	<b>843.288.684</b>	<b>813.057.485</b>
<b>EQUITY AND LIABILITIES</b> .....	<b>456.644.334</b>	<b>568.037.964</b>
3 Contractual obligations and contingent items, etc.		
4 Charges and securities		

## NOTES

		2018 DKK		2017 DKK
<b>1 Number of people employed</b>				
Number of persons employed on average.....		<u>1</u>		<u>1</u>
<b>2 Equity</b>	Opening balance	Change in accounting policies	Proposed distribution of net profit	Closing balance
Contributed capital .....	16.600.000	839.667	0	17.439.667
Retained earnings .....	<u>-261.619.521</u>	<u>-13.233.331</u>	<u>-129.231.165</u>	<u>-404.084.017</u>
	<b><u>-245.019.521</u></b>	<b><u>-12.393.664</u></b>	<b><u>-129.231.165</u></b>	<b><u>-386.644.350</u></b>
<b>3 Contractual obligations and contingent items, etc.</b>				
None				
<b>4 Charges and securities</b>				
None				