

# NLP Danmark 1 ApS

c/o Baggoe Schou, Fiolstræde 44, 3. th.  
1171 København K  
Denmark

CVR no. 34 09 07 77

## Annual report 2019

The annual report was presented and approved at the  
Company's annual general meeting on

4 June 2020

Peter Eric Broström  
chairman

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**NLP Danmark 1 ApS**  
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## **Statement by the Board of Directors and the Executive Board**

The Board of Directors and the Executive Board have today discussed and approved the annual report of NLP Danmark 1 ApS for the financial year 1 January – 31 December 2019.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2019 and of the results of the Company's operations for the financial year 1 January – 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Copenhagen, 4 June 2020  
Executive Board:

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Peter Eric Broström

Board of Directors:

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Peter Eric Broström  
Chairman

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Roland Maria Döhn

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Hélène Henning

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Emil Jonatan Jansbo

## Independent auditor's report

### To the shareholder of NLP Danmark 1 ApS

#### Opinion

We have audited the financial statements of NLP Danmark 1 ApS for the financial year 1 January – 31 December 2019 comprising income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2019 and of the results of the Company's operations 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 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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### 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 that 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 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 the additional requirements in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs and the 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 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.

## Independent auditor's report

- 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 disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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 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 form of 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.

Copenhagen, 4 June 2020

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Michael Tuborg  
State Authorised  
Public Accountant  
mne24621

**NLP Danmark 1 ApS**  
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## Management's review

### Company details

NLP Danmark 1 ApS  
c/o Baggøe Schou, Fiolstræde 44, 3. th.  
1171 København K  
Denmark

CVR no.:	34 09 07 77
Established:	21 December 2011
Registered office:	Copenhagen
Financial year:	1 January – 31 December

### Board of Directors

Peter Eric Broström, Chairman  
Roland Maria Döhn  
Hélène Henning  
Emil Jonatan Jansbo

### Executive Board

Peter Eric Broström

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 Copenhagen  
Denmark

## **Management's review**

### **Operating review**

#### **Principal activities**

The Company's principal activity is to acquire, sell and lease the property at Profilvej 4, 6000 Kolding, Denmark.

#### **Development in activities and financial position**

The income statement shows a profit for the financial year of DKK 4,937 thousand. The balance sheet shows a equity of DKK 17,240 thousand.

The results for the year are considered to be in accordance with expectations.

#### **Events after the balance sheet date**

After the balance sheet date, the virus COVID-19 has been declared a pandemic by the WHO, which affects the world and our society, including the real estate business.

At the current stage, Management assess that the effects from COVID-19 will not have a material impact on the Company's rental income nor its financial position.

No other events have occurred after the balance sheet date that materially affect the Company's financial position.

## Financial statements 1 January – 31 December

### Income statement

DKK'000	Note	2019	2018
<b>Revenue</b>		11,969	11,747
Other external costs		<u>-2,030</u>	<u>-2,016</u>
<b>Gross profit</b>		9,939	9,731
Depreciation, amortisation and impairment losses		<u>-1,190</u>	<u>-1,190</u>
<b>Operating profit</b>		8,749	8,541
Financial expenses	3	<u>-2,420</u>	<u>-2,424</u>
<b>Profit before tax</b>		6,329	6,117
Tax on profit for the year	4	<u>-1,392</u>	<u>-1,346</u>
<b>Profit for the year</b>		<u>4,937</u>	<u>4,771</u>
<b>Proposed profit appropriation</b>			
Proposed dividends for the year		8,189	8,833
Retained earnings		<u>-3,252</u>	<u>-4,062</u>
		<u>4,937</u>	<u>4,771</u>



## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	<u>31/12 2019</u>	<u>31/12 2018</u>
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>			
Investment property	5	<u>118,097</u>	<u>119,287</u>
<b>Total fixed assets</b>		<u>118,097</u>	<u>119,287</u>
<b>Current assets</b>			
<b>Receivables</b>			
Other receivables		<u>276</u>	<u>278</u>
<b>Cash at bank and in hand</b>		<u>5,045</u>	<u>6,483</u>
<b>Total current assets</b>		<u>5,321</u>	<u>6,761</u>
<b>TOTAL ASSETS</b>		<u><u>123,418</u></u>	<u><u>126,048</u></u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK'000	Note	31/12 2019	31/12 2018
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		80	80
Retained earnings		8,971	12,223
Proposed dividends for the financial year		<u>8,189</u>	<u>8,833</u>
<b>Total equity</b>		<u>17,240</u>	<u>21,136</u>
<b>Provisions</b>			
Provisions for deferred tax		<u>6,101</u>	<u>5,360</u>
<b>Total provisions</b>		<u>6,101</u>	<u>5,360</u>
<b>Liabilities other than provisions</b>			
<b>Non-current liabilities other than provisions</b>			
	6		
Debt to credit institutions		64,589	64,387
Payables to shareholder		21,817	21,808
Deposits		<u>11,329</u>	<u>11,107</u>
		<u>97,735</u>	<u>97,302</u>
<b>Current liabilities other than provisions</b>			
Current portion of non-current liabilities		148	143
Payables to shareholder		28	29
Corporation tax		651	604
Other payables		<u>1,515</u>	<u>1,474</u>
		<u>2,342</u>	<u>2,250</u>
<b>Total liabilities other than provisions</b>		<u>100,077</u>	<u>99,552</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>123,418</u>	<u>126,048</u>
<b>Average number of employees</b>	2		
<b>Contingent liabilities</b>	7		
<b>Mortgages and collateral</b>	8		
<b>Related parties</b>	9		

## Financial statements 1 January – 31 December

### Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Proposed dividends for the financial year	Total
Equity at 1 January 2019	80	12,223	8,833	21,136
Ordinary dividends paid	0	0	-8,833	-8,833
Transferred over the profit appropriation	0	-3,252	8,189	4,937
<b>Equity at 31 December 2019</b>	<b>80</b>	<b>8,971</b>	<b>8,189</b>	<b>17,240</b>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of NLP Danmark 1 ApS for 2019 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in of specific provisions for reporting class C.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

### Income statement

#### Revenue

Revenue comprises rental income from the lease of property and from recharged costs. Revenue is recognised in the income statement for the period relating to the financial year.

#### Other external costs

Other external costs comprise costs incurred during the year as a result of the rental of the Company's property and administration.

#### Depreciation

Depreciation of property, plant and equipment.

#### Financial income and expenses

Other financial income and expenses comprise interest income and expense and realised and unrealised capital gains and losses on financial assets and liabilities.

#### Tax on profit for the year

The Company is subject to the Danish rules on compulsory joint taxation of the Group's Danish subsidiaries. The subsidiaries are included in the joint taxation from the date when they are included in the consolidated financial statements and up to the date when they are excluded from the consolidation.

On payment of joint taxation contributions, current Danish corporation tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have used the losses to reduce their own taxable profit.

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

### Balance sheet

#### Property, plant and equipment

Investment property is measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings	100 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land is not depreciated.

#### Cash at bank and in hand

Cash at bank and in hand comprise cash.

#### Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years 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 based on the planned use of the asset or settlement of the liability.

Deferred tax is measured in accordance with 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 as a result of changes in tax rates are recognised in the income statement or equity, respectively.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### Liabilities other than provisions

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measure at net realisable value.

##### Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

#### 2 Average number of employees

	<u>2019</u>	<u>2018</u>
Average number of full-time employees	<u>0</u>	<u>0</u>

## Financial statements 1 January – 31 December

### Notes

#### 3 Financial expenses

DKK'000	2019	2018
Interest paid to shareholder	335	335
Other financial costs	2,085	2,089
	<u>2,420</u>	<u>2,424</u>

#### 4 Tax on profit for the year

DKK'000	2019	2018
Current tax for the year	651	604
Change in deferred tax	741	742
	<u>1,392</u>	<u>1,346</u>

#### 5 Property, plant and equipment

DKK'000	Investment property
Cost at 1 January 2019	<u>127,514</u>
Cost at 31 December 2019	<u>127,514</u>
Depreciation and impairment losses at 1 January 2019	-8,227
Depreciation for the year	<u>-1,190</u>
Depreciation and impairment losses at 31 December 2019	<u>-9,417</u>
<b>Carrying amount at 31 December 2019</b>	<u><u>118,097</u></u>

#### 6 Non-current liabilities other than provision

DKK'000	Total debt at 31/12 2019	Repayment, first year	Outstanding debt after five years
Debt to credit institutions	64,737	148	65,700
Payables to shareholder	21,845	28	21,863
Deposits	11,329	0	11,329
	<u>97,911</u>	<u>176</u>	<u>98,892</u>

#### 7 Contingent liabilities

NLP Holding 2014 ApS being the administration Company. The Company is subject to the Danish scheme of joint taxation and unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

#### 8 Mortgages and collateral

As security for debt to credit institutions has been granted on investment property representing a book value of DKK 118,097 thousands at 31 December 2019.

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## **Financial statements 1 January – 31 December**

### **Notes**

#### **9 Related party disclosures**

NLP Danmark 1 ApS is included in the consolidated financial statements of Savills Investment Management KVG GmbH, org.nr HRV 68783, Frankfurt am Main, Germany, where they can be obtained.