

Vie Invest ApS

Vestergade 1, 1., 8600 Silkeborg

Company reg. no. 34 46 71 53

Annual report

1 January - 31 December 2019

The annual report was submitted and approved by the general meeting on the 25 June 2020.



Mitch Kalcheim
Chairman of the meeting

Notes:

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

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Management's report

Today, the managing director has presented the annual report of Vie Invest ApS for the financial year 1 January - 31 December 2019.

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

I consider the accounting policies appropriate and, in my opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 December 2019 and of the company's results of activities in the financial year 1 January – 31 December 2019.

I am of the opinion that the management commentary presents a fair account of the issues dealt with.

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

Silkeborg, 25 June 2020

Managing Director

Mitch Kalcheim



Independent auditor's report

To the shareholders of Vie Invest ApS

Opinion

We have audited the financial statements of Vie Invest ApS for the financial year 1 January - 31 December 2019, which comprise accounting policies, income statement, statement of financial position and notes. The financial statements have been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements present a fair view of the company's assets, equity and liabilities, and financial position at 31 December 2019 and of the results of the company's activities 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 and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the section "Auditor's responsibilities for the audit of the financial statements". We are independent of the company in accordance with international ethical requirements for auditors (IESBA's Code of Ethics), and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation of financial statements that provide a fair view in accordance with the Danish Financial Statements Act. Management is also responsible for such internal control as the 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 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 about 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 including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing, 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 financial statements.

Independent auditor's report

As part of an audit conducted in accordance with international standards on auditing, and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 the 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 preparation of the financial statements using the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists arising from 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 disclosures in notes, and whether the financial statements reflect the underlying transactions and events in a manner that presents a 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 the internal control that we identify during our audit.

Statement on the management commentary

Management is responsible for the management commentary.

Our opinion on and the financial statements does not cover the management commentary, and we express no assurance opinion thereon.

Independent auditor's report

In connection with our audit of the financial statements, it is our responsibility to read the management commentary and to consider whether the management commentary is materially inconsistent with the financial statements or the evidence obtained during the audit, or whether it otherwise appears to contain material misstatement.

Furthermore, 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 believe that management commentary is consistent with the financial statements and that it has been prepared in accordance with the provisions of the Danish Financial Statement Act. We did not discover any material misstatement in the management commentary.

Silkeborg, 25 June 2020

Revisionshuset Tal & Tanker

Statsautoriseret revisionspartnerselskab
Company reg. no. 37 31 56 64



Kuno Hesel
State Authorised Public Accountant
mne33224

Company information

The company

Vie Invest ApS
Vestergade 1, 1.
8600 Silkeborg

Company reg. no. 34 46 71 53
Financial year: 1 January - 31 December

Managing Director

Mitch Kalcheim

Auditors

Revisionshuset Tal & Tanker, Statsautoriseret revisionspartnerselskab
Stagehøjvej 22
8600 Silkeborg

Management commentary

The principal activities of the company

The branch's activities consist of investment in mortgage and property.

Development in activities and financial matters

The gross profit for the year totals DKK 1.646.981 against DKK 1.214.626 last year. Income or loss from ordinary activities after tax totals DKK 742.489 against DKK 147.908 last year. Management considers the net profit or loss for the year satisfying..

Accounting policies

The annual report for Vie Invest ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Derivatives

At their initial recognition, derivatives are recognised at cost in the statement of financial position. Hereafter, they are measured at fair value. Positive and negative fair values of derivatives are recognised under other receivables and payables, respectively.

Changes in the fair value of derivatives intended as hedging the fair value of a recognised asset or a recognised liability are recognised in the income statement together with any changes in the fair value of the hedged asset or hedged liability.

Changes in the fair value of derivatives classified as, and meeting the criteria for, hedging future cash flows are recognised under other receivables or other payables and in equity.

If the future transaction results in the recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or the liability, respectively. If the future transaction results in income or costs, amounts recognised in equity on a continuing basis are transferred to the income statement for the period in which the hedged item affected the income statement.

As regards any derivatives which do not meet the criteria for treatment as hedging instruments, changes in the fair value are recognised in the income statement on a continuing basis.

Changes in the fair value of derivatives used for hedging net investments in independent foreign group enterprises or associates are recognised directly in equity.

Income statement

Gross profit

Gross profit comprises the revenue, changes in inventories of finished goods, and work in progress, work performed for own account and capitalised, other operating income, and external costs.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

Other external costs comprise costs incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.

Accounting policies

Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members. Staff costs are less government reimbursements.

Financial income and expenses

Financial income and expenses comprise interest, realised and unrealised capital gains and losses concerning financial assets and liabilities, amortisation of financial assets and liabilities, additions and reimbursements under the Danish tax prepayment scheme, etc. Financial income and expenses are recognised in the income statement with the amounts concerning the financial year.

Tax on net profit or loss for the year

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

Statement of financial position

Inventories

Inventories consists of property for resale and are measured at cost on basis. In case the net realisable value is lower than the cost, writedown takes place at this lower value.

The cost for property for resale comprises the acquisition cost with the addition of the delivery costs.

The net realisable value for inventories is recognised as the market price with deduction of completion costs and selling costs. The net realisable value is determined taking into consideration the negotiability, obsolescence, and development of the expected market price.

Receivables

Receivables are measured at amortised cost which usually corresponds to face value. In order to meet expected losses, they are written down for impairment to the net realisable value.

Financial instruments and equity investments

Mortgage and securities recognised as current assets are measured at fair value on the balance sheet date.

Cash on hand and demand deposits

Cash on hand and demand deposits comprise cash at bank and on hand.

Income tax and deferred tax

Current tax receivables and tax liabilities are recognised in the statement of financial position with the amount calculated on the basis of the expected taxable income for the year adjusted for tax on previous years' taxable income and prepaid taxes. Tax receivables and tax liabilities are offset to the extent that a legal right of set-off exists and the items are expected to be settled net or simultaneously.

Accounting policies

Deferred tax is tax on all temporary differences in the carrying amount and tax base of assets and liabilities measured on the basis of the planned application of the asset and disposal of the liability, respectively.

Deferred tax assets, including the tax value of tax losses eligible for carryforward, are recognised at their expected realisable value, either by settlement against tax of future earnings or by setoff in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisation value.

Deferred tax is measured on the basis of the tax rules and tax rates of applicable legislation at the reporting date and prevailing when the deferred tax is expected to be released as current tax.

Liabilities other than provisions

Financial liabilities other than provisions related to borrowings are recognised at the received proceeds less transaction costs incurred. In subsequent periods, the financial liabilities are recognised at amortised cost, corresponding to the capitalised value when using the effective interest rate. The difference between the proceeds and the nominal value is recognised in the income statement during the term of the loan.

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

Income statement 1 January - 31 December

All amounts in DKK.

| <u>Note</u> | <u>2019</u> | <u>2018</u> |
|--|-----------------------|-----------------------|
| Gross profit | 1.646.981 | 1.214.626 |
| 1 Staff costs | <u>0</u> | <u>0</u> |
| Operating profit | 1.646.981 | 1.214.626 |
| Other financial income | 774.958 | 10.843 |
| 2 Other financial costs | <u>-1.467.656</u> | <u>-1.025.355</u> |
| Pre-tax net profit or loss | 954.283 | 200.114 |
| Tax on ordinary results | <u>-211.794</u> | <u>-52.206</u> |
| Net profit or loss for the year | <u>742.489</u> | <u>147.908</u> |
| Proposed appropriation of net profit: | | |
| Transferred to retained earnings | <u>742.489</u> | <u>147.908</u> |
| Total allocations and transfers | <u>742.489</u> | <u>147.908</u> |

Statement of financial position at 31 December

All amounts in DKK.

| Assets | | |
|--|--------------------------|--------------------------|
| <u>Note</u> | <u>2019</u> | <u>2018</u> |
| Current assets | | |
| Assets intended for sale | 1.997.112 | 3.277.043 |
| Total inventories | <u>1.997.112</u> | <u>3.277.043</u> |
| Receivable corporate tax | 0 | 9.419 |
| Other debtors | 1.389.288 | 131.231 |
| Total receivables | <u>1.389.288</u> | <u>140.650</u> |
| Other financial instruments and equity investments | 26.823.812 | 13.216.576 |
| Total financial instruments | <u>26.823.812</u> | <u>13.216.576</u> |
| Available funds | <u>749.978</u> | <u>176.934</u> |
| Total current assets | <u>30.960.190</u> | <u>16.811.203</u> |
| Total assets | <u>30.960.190</u> | <u>16.811.203</u> |

Statement of financial position at 31 December

All amounts in DKK.

| Equity and liabilities | | | |
|--|---|--------------------------|--------------------------|
| <u>Note</u> | | <u>2019</u> | <u>2018</u> |
| Equity | | | |
| 3 | Contributed capital | 80.000 | 80.000 |
| 4 | Retained earnings | <u>3.378.874</u> | <u>2.636.385</u> |
| | Total equity | <u>3.458.874</u> | <u>2.716.385</u> |
| Liabilities other than provisions | | | |
| | Other mortgage loans | 235.019 | 289.042 |
| | Debt to shareholders and management | <u>17.421.002</u> | <u>7.359.161</u> |
| | Total long term liabilities other than provisions | <u>17.656.021</u> | <u>7.648.203</u> |
| | Short-term part of long-term liabilities | 60.000 | 60.000 |
| | Bank debts | 9.509.149 | 6.150.921 |
| | Corporate tax | 90.732 | 0 |
| | Other debts | <u>185.414</u> | <u>235.694</u> |
| | Total short term liabilities other than provisions | <u>9.845.295</u> | <u>6.446.615</u> |
| | Total liabilities other than provisions | <u>27.501.316</u> | <u>14.094.818</u> |
| | Total equity and liabilities | <u>30.960.190</u> | <u>16.811.203</u> |

5 Charges and security

Notes

All amounts in DKK.

| | <u>2019</u> | <u>2018</u> |
|---|-------------------------|-------------------------|
| 1. Staff costs | | |
| Average number of employees | <u>1</u> | <u>1</u> |
| 2. Other financial costs | | |
| Other financial costs | <u>1.467.656</u> | <u>1.025.355</u> |
| | <u>1.467.656</u> | <u>1.025.355</u> |
| 3. Contributed capital | | |
| Contributed capital 1 January 2019 | <u>80.000</u> | <u>80.000</u> |
| | <u>80.000</u> | <u>80.000</u> |
| 4. Retained earnings | | |
| Retained earnings 1 January 2019 | 2.636.385 | 2.488.477 |
| Profit or loss for the year brought forward | <u>742.489</u> | <u>147.908</u> |
| | <u>3.378.874</u> | <u>2.636.385</u> |

5. Charges and security

As collateral for mortgage loans, TDKK 295, security has been granted on land and buildings representing a carrying amount of TDKK 599 at 31 December 2019.

The company has issued mortgages registered to the owners totalling TDKK 1.500 as security for bank loans. The mortgages registered to the owners provide security on land and buildings representing a carrying amount of TDKK 1.397 at 31 December 2019

