



Hovedvejen 9, 2600 Glostrup ApS

Skovejen 11
8000 Aarhus C
CVR No. 34614199

Annual report 01.07.2020 -
30.06.2021

The Annual General Meeting adopted the
annual report on 30.11.2021

Michael Brichmann

Chairman of the General Meeting

Contents

Entity details	2
Statement by Management	3
Independent auditor's report	4
Management commentary	7
Income statement for 2020/21	8
Balance sheet at 30.06.2021	9
Statement of changes in equity for 2020/21	11
Notes	12
Accounting policies	14

Entity details

Entity

Hovedvejen 9, 2600 Glostrup ApS
Skovvejen 11
8000 Aarhus C

Business Registration No.: 34614199
Registered office: Aarhus C
Financial year: 01.07.2020 - 30.06.2021

Executive Board

William Kanta, adm. dir.

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 Copenhagen S

Statement by Management

The Executive Board have today considered and approved the annual report of Hovedvejen 9, 2600 Glostrup ApS for the financial year 01.07.2020 - 30.06.2021.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 30.06.2021 and of the results of its operations for the financial year 01.07.2020 - 30.06.2021.

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

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

Copenhagen, 16.09.2021

Executive Board

William Kanta
adm. dir.

Independent auditor's report

To the shareholders of Hovedvejen 9, 2600 Glostrup ApS

Opinion

We have audited the financial statements of Hovedvejen 9, 2600 Glostrup ApS for the financial year 01.07.2020 - 30.06.2021, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 30.06.2021 and of the results of its operations for the financial year 01.07.2020 - 30.06.2021 in accordance with the Danish Financial Statements Act.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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 audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibilities for the financial statements

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

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

Auditor's responsibilities for the 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 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 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary

Management is responsible for the management commentary.

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

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

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

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

Copenhagen, 16.09.2021

Deloitte

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

Chris Middelhede

State Authorised Public Accountant

Identification No (MNE) mne45823

Management commentary

Primary activities

The purpose of the company is to invest in real estate and, directly or indirectly, to conduct other activities which, at the discretion of the Executive Board, are related to it.

Development in activities and finances

The result of the year is TDKK -5,488 which by the management is considered as expected.

The company has sold its investment properties before year end.

The company's equity is negative by TDKK 5,362 and the company has lost its share capital.

It is managements assesment that the share capital can be reestablished by capital contributions from the group.

Events after the balance sheet date

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

Income statement for 2020/21

	Notes	2020/21 DKK	2019/20 DKK
Gross profit/loss		522,227	1,144,931
Fair value adjustments of investment property		(5,703,673)	8,253,662
Operating profit/loss		(5,181,446)	9,398,593
Other financial income	1	0	22,070
Other financial expenses	2	(1,508,889)	(825,755)
Profit/loss before tax		(6,690,335)	8,594,908
Tax on profit/loss for the year	3	1,202,552	(1,888,886)
Profit/loss for the year		(5,487,783)	6,706,022
Proposed distribution of profit and loss			
Retained earnings		(5,487,783)	6,706,022
Proposed distribution of profit and loss		(5,487,783)	6,706,022

Balance sheet at 30.06.2021

Assets

	Notes	2020/21 DKK	2019/20 DKK
Investment property		0	39,085,323
Property, plant and equipment	4	0	39,085,323
Fixed assets		0	39,085,323
Receivables from group enterprises		0	22,070
Deferred tax		177,150	0
Other receivables		0	600
Joint taxation contribution receivable		112,589	124,567
Prepayments		0	430,050
Receivables		289,739	577,287
Cash	5	738,440	1,527,247
Current assets		1,028,179	2,104,534
Assets		1,028,179	41,189,857

Equity and liabilities

	Notes	2020/21 DKK	2019/20 DKK
Contributed capital		90,000	90,000
Retained earnings		(5,451,786)	35,997
Equity		(5,361,786)	125,997
Deferred tax		0	931,360
Provisions		0	931,360
Mortgage debt		0	20,772,898
Non-current liabilities other than provisions		0	20,772,898
Mortgage debt		0	1,486,404
Deposits		0	550,995
Trade payables		342,401	34,040
Payables to group enterprises		5,976,749	16,753,924
Joint taxation contribution payable		59,464	40,544
Other payables		11,351	493,695
Current liabilities other than provisions		6,389,965	19,359,602
Liabilities other than provisions		6,389,965	40,132,500
Equity and liabilities		1,028,179	41,189,857
Contingent liabilities	6		
Assets charged and collateral	7		

Statement of changes in equity for 2020/21

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	90,000	35,997	125,997
Profit/loss for the year	0	(5,487,783)	(5,487,783)
Equity end of year	90,000	(5,451,786)	(5,361,786)

Notes

1 Other financial income

	2020/21 DKK	2019/20 DKK
Financial income from group enterprises	0	22,070
	0	22,070

2 Other financial expenses

	2020/21 DKK	2019/20 DKK
Financial expenses from group enterprises	105,008	532,871
Other interest expenses	1,403,881	292,884
	1,508,889	825,755

3 Tax on profit/loss for the year

	2020/21 DKK	2019/20 DKK
Current tax	0	40,544
Change in deferred tax	(1,091,590)	1,848,342
Adjustment concerning previous years	1,627	0
Refund in joint taxation arrangement	(112,589)	0
	(1,202,552)	1,888,886

4 Property, plant and equipment

	Investment property DKK
Cost beginning of year	35,077,056
Disposals	(35,077,056)
Cost end of year	0
Fair value adjustments beginning of year	4,008,267
Fair value adjustments for the year	(5,085,323)
Reversal regarding disposals	1,077,056
Fair value adjustments end of year	0
Carrying amount end of year	0

5 Cash

As a part of the total booked cash, TDKK 103 is on an escrow account.

6 Contingent liabilities

The company has entered into an agreement regarding property management. The liability until maturity amounts to TDKK 15.

The Entity participates in a Danish joint taxation arrangement where CL Denmark ApS serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

The Entity participates in a Danish joint registration on VAT with the group's other companies, and the entity is liable unlimited and jointly for VAT with the other companies included in the joint registration.

7 Assets charged and collateral

The company has provided a guarantee for bank debt and mortgage debt in group enterprises. The debt at year end is TDKK 49,000.

Accounting policies

Reporting class

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

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

Recognition and measurement

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

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

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

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

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

Income statement

Gross profit or loss

Gross profit or loss comprises revenue, other operating income, property costs and other external expenses.

Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Fair value adjustments of investment property

Fair value adjustments of investment property comprise adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc.

Property costs

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

Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

Tax on profit/loss for the year

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

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

Balance sheet**Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

Fair value is determined by using the DCF model as the calculated value in use of expected cash flows from each property. To determine expected cash flows, the budgeted cash flows for each property for the next 10 years is used, including increases in price and rent levels, and a calculated terminal value which reflects the amount of normalised cash flows expected to be generated by the property after the budget period. The cash flows so calculated are discounted to net present value by using a discount rate that is estimated to reflect current market-required yield rates for similar properties inclusive of expected inflation.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

Receivables

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

Deferred tax

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

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

Joint taxation contributions receivable or payable

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises bank deposits.

Mortgage debt

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

Other financial liabilities

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