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BUSINESS CENTER LYNGBY HOVEDGADE APS
Lyngby Hovedgade 10
2800 Kgs. Lyngby
Annual report for 2021

Adopted at the annual general meeting on
19 July 2022

DocuSigned by:


Lynsey Ann Blair
chairman

This document has esignatur Agreement-ID: da0669rHXZ2248126244

CVR-nr. 34 71 85 71

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STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Business Center Lyngby Hovedgade ApS for the financial year 1 January - 31 December 2021.

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

In my opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2021 and of the results of the company's operations for the financial year 1 January - 31 December 2021.


In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 19 July 2022

Executive board

DocuSigned by:

Lynsey Ann Blair
Director

AUDITOR'S REPORT ON COMPILATION OF THE FINANCIAL STATEMENTS

To the shareholder of Business Center Lyngby Hovedgade ApS

We have compiled the financial statements of Business Center Lyngby Hovedgade ApS for the financial year 1 January - 31 December 2021 based on the company's bookkeeping records and other information made available by company.

The financial statements comprises a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes.

We performed the engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our professional expertise to assist the company in the preparation and presentation of the financial statements in accordance with the Danish Financial Statements Act. We complied with the relevant provisions of the Danish Act on Approved Auditors and International Ethics Standards Boards for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, including principles relating to integrity, objectivity, professional competence and due care.

The financial statements and the accuracy and completeness of the information used to compile the financial statements are the company's responsibility.

As a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by company for our compilation of the financial statements. Accordingly, we do not express an audit or a review conclusion on whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 19 July 2022

MAZARS

Statsautoriseret Revisionspartnerselskab
CVR no. 31 06 17 41

Kurt Christensen
State Authorized Public Accountant
MNE no. mne26824

COMPANY DETAILS

The company

Business Center Lyngby Hovedgade ApS
Lyngby Hovedgade 10
2800 Kgs. Lyngby

CVR no.: 34 71 85 71

Reporting period: 1 January - 31 December 2021

Incorporated: 9 October 2012

Domicile: Kgs. Lyngby

Executive board

Lynsey Ann Blair

MANAGEMENT'S REVIEW

Business review

The company operates as a provider of office facilities through Regus Management ApS, which company operates as a manager of the Regus activities in Denmark.

In Denmark, 2021 started slow as the pandemic still affected our business. Business picked up the second half of 2021 and we ended the year strong.

The Company will continue to implement active marketing and operating strategies to increase occupancy from service agreements. In addition, the Company remains supported under an Intra-Group Facility Agreement that allows to receive advances as and when needed for the operation and management of its business and for general corporate purposes.

Financial review

The company's income statement for the year ended 31 December 2021 shows a loss of DKK 43.350, and the balance sheet at 31 December 2021 shows equity of DKK 88.142.

Going concern:

It is the current intention of IWG Group to provide the Company with sufficient financial funds in order to enable the Company to fulfil at any time its payment obligations, but no written commitments have been given. Reference is made to note 1 for more details.

Significant events occurring after the end of the financial year

For Denmark, the pandemic has not really affected the business anymore with more Europe and other countries starting to open and getting more relaxed in their health protocol. But if new mutation comes, this might change. The recent war in Ukraine could also affect the stability of the Nordic region.

There have been no significant subsequent events that require adjustments or disclosure in this Annual Report.

Financial risks

The Company has budgetary and financial reporting procedures, supported by appropriate key performance indicators, to manage credit, liquidity and other financial risk.

Key performance indicators used by management include assessment of turnover, occupancy rates and profitability per unit.

ACCOUNTING POLICIES

The annual report of Business Center Lyngby Hovedgade ApS for 2021 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied are consistent with those of last year.

The annual report for 2021 is presented in DKK

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, consumables and other external expenses.

Revenue

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

ACCOUNTING POLICIES

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, as well as allowance and surcharges under the advance payment of tax scheme, ect.

Tax on profit/loss for the year

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, including changes arising from changes in tax rates, is recognised in the income statement as regards the portion that relates to entries directly in equity.

The entity and its Danish group entities are taxed on a joint basis. The danish income tax charge is allocated between profit-making Danish entities in proportion to their taxable income (full allocation method).

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowances, and jointly taxed companies having paid too little tax pay as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

Balance sheet

Tangible assets

Items of plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Other fixtures and fittings, tools and equipment.	3-10 years
Leasehold Improvements	10 years or lease period years

Assets costing less than DKK 30.700 are expensed in the year of acquisition.

Receivables

Receivables are measured at amortised cost.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

ACCOUNTING POLICIES

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated 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 according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Liabilities

Other liabilities, which include trade receivables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

Deferred income

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	<u>Note</u>	<u>2021</u> DKK	<u>2020</u> DKK
Gross profit		166.052	524.970
Depreciation		-120.174	-82.282
Profit/loss before net financials		45.878	442.688
Financial income		2	0
Financial costs	2	-101.459	-14.496
Profit/loss before tax		-55.579	428.192
Tax on profit/loss for the year	3	12.229	-68.655
Profit/loss for the year		-43.350	359.537
Recommended appropriation of profit/loss			
Retained earnings		-43.350	359.537
		-43.350	359.537

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2021</u> DKK	<u>2020</u> DKK
ASSETS			
Other fixtures and fittings, tools and equipment		378.347	64.745
Leasehold improvements		371.534	396.356
Tangible assets	4	749.881	461.101
Receivables from subsidiaries		0	78.320
Deposits		815.354	794.310
Fixed asset investments		815.354	872.630
Total non-current assets		1.565.235	1.333.731
Trade receivables		817	0
Receivables from group enterprises		0	259.583
Other receivables		348.546	40.080
Corporation tax		6.328	0
Prepayments		1.690.545	665.487
Receivables		2.046.236	965.150
Total current assets		2.046.236	965.150
Total assets		3.611.471	2.298.881

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2021</u> DKK	<u>2020</u> DKK
EQUITY AND LIABILITIES			
Share capital		500.000	500.000
Retained earnings		-411.858	-368.508
Equity		88.142	131.492
Provision for deferred tax		16.004	21.904
Other provisions		120.539	241.077
Total provisions		136.543	262.981
Prepayments received from customers		0	172.305
Trade payables		312.857	273.437
Payables to group enterprises		3.038.144	1.360.565
Corporation tax		0	98.101
Other payables		35.785	0
Total current liabilities		3.386.786	1.904.408
Total liabilities		3.386.786	1.904.408
Total equity and liabilities		3.611.471	2.298.881
Uncertainty about the continued operation (going concern)	1		
Contingent liabilities	5		
Related parties and ownership structure	6		

NOTES

1 UNCERTAINTY ABOUT THE CONTINUED OPERATION (GOING CONCERN)

As regards uncertainties concerning the enterprises ability to continue as a going concern, management has assumed, that IWG Group will continue to provide the necessary liquidity available to the company for the current year.

The company has not received commitments from the IWG Group.

The executive board expects, through strategic measures, that the capital can be restored over a number of years.

2 FINANCIAL COSTS

	2021 DKK	2020 DKK
Financial expenses, group entities	94.550	0
Other financial costs	6.532	14.496
Exchange loss	377	0
	<u>101.459</u>	<u>14.496</u>

3 TAX ON PROFIT/LOSS FOR THE YEAR

Current tax for the year	-6.329	98.101
Deferred tax for the year	-5.900	-29.446
	<u>-12.229</u>	<u>68.655</u>

4 TANGIBLE ASSETS

	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1 January 2021	1.668.593	789.936
Additions for the year	353.153	55.800
Cost at 31 December 2021	<u>2.021.746</u>	<u>845.736</u>
Impairment losses and depreciation at 1 January 2021	1.603.848	393.579
Depreciation for the year	39.551	80.623
Impairment losses and depreciation at 31 December 2021	<u>1.643.399</u>	<u>474.202</u>
Carrying amount at 31 December 2021	<u>378.347</u>	<u>371.534</u>

NOTES

5 CONTINGENT LIABILITIES

Contingent liabilities

Regus Management ApS being the administration company, the company is subject to the Danish scheme of joint taxation and, as from the financial year 2014, unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

As from 2014, the company is unlimited jointly and severally liable with the other jointly taxed companies for any obligation to withhold tax interest, royalties and dividends.

Other rent and lease liabilities as of December 31st. 2021: 0 tDKK (2020: 7,732 tDKK)

The company is jointly tax registered with other Regus companies and is therefore jointly liable for VAT settlement.

6 RELATED PARTIES AND OWNERSHIP STRUCTURE

Other related parties

Business Center Lyngby Hovedgade ApS' related parties comprise the following:
IWG Plc, 22 Grenville Street, st. Heller, JE4 8PX Jersey.

Dette dokument er underskrevet af nedenstående parter, der med deres underskrift har bekræftet dokumentets indhold samt alle datoer i dokumentet.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.

Kurt Christensen

RID: 1196669587986

Tidspunkt for underskrift: 01-08-2022 kl.: 10:08:55

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