




Ingka Centres Europe A/S

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Ingka Centres Europe A/S
ANNUAL REPORT
1 September 2019 – 31 August 2020
8th FINANCIAL YEAR

The annual report has been discussed and
Approved at the Company's annual general
assembly on 13/1 2021

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Tord Andersson -
Chairman of AGM

CVR NO. 34 80 23 94

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COMPANY INFORMATION

Company	Ingka Centres Europe A/S Mårkærvej 15 2630 Taastrup Denmark
Board of Directors	Gerardus Groener (Chairman) Anna Andersson Milen Mitkov Gentchev
Board of Executives	John Rasmussen Tord Andersson
Shareholder	Ingka Centres Europe B.V. Registration no. in Chamber of Commerce: 62034324 Bargelaan 20 2333 CT Leiden The Netherlands
Auditors	KPMG P/S Dampfærgevej 28 2100 København Ø Denmark
Principal activities	The company's principal activities are trade, investment and financing and any other related business.

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 Ingka Centres Europe A/S for the financial year 1 September 2019 - 31 August 2020.

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


It is our opinion that the financial statements give a true and fair view of the Company's financial position at 31 August 2020 and of the results of the Company's operations and cash flows for the financial year 1 September 2019 - 31 August 2020.

Further, in our opinion, the Management's review gives a fair review of the development in the Company's operations and financial matters and the results of the Company's operations and financial position.

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

Taastrup, 12 January 2021

Board of Executives:

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John Rasmussen

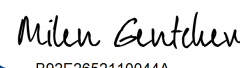
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Board of Directors:

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Gerardus Groener

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Milen Mitkov Gentchev

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Anna Andersson

INDEPENDENT AUDITOR'S REPORT

To the shareholders of Ingka Centres Europe A/S

Opinion

We have audited the financial statements of Ingka Centres Europe A/S for the financial year 1 September 2019 – 31 August 2020 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 August 2020 and of the results of the Company's operations for the financial year 1 September 2019 – 31 August 2020 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 financial statement 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.

- 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 Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 12 January 2021

KPMG

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98



Niels Vendelbo
State Authorised
Public Accountant
mne34532

KEY FIGURES AND RATIOS

	1 Sep 2019 - 31 Aug 2020 DKK' 000	1 Sep 2018 - 31 Aug 2019 DKK' 000	1 Sep 2017 - 31 Aug 2018 DKK' 000	1 Sep 2016 - 31 Aug 2017 DKK' 000	1 Sep 2015 - 31 Aug 2016 DKK' 000
Income statement					
Gross profit.....	14.296	43.669	46.814	50.455	39.306
Operating profit.....	-1.161	848	118	6.742	2.416
Financial income and expenses, net	22.399	23.789	21.225	35.943	27.323
Profit before tax.....	2.109.666	-223.498	232.058	2.677.033	193.455
Profit for the year.....	2.105.523	-229.087	237.241	2.666.973	192.745
Balance sheet					
Investment for the year in group enterprises.....	6.714	74.674	596.117	661.367	340.235
Total assets.....	6.591.297	7.859.519	8.226.381	8.139.919	7.256.916
Equity.....	5.790.737	4.133.374	4.362.461	4.125.220	3.421.354
Ratios %					
Equity ratio.....	87,9 %	52,6 %	53,0 %	50,7 %	47,1 %

(equity as % of assets, end of year)

Financial ratios are calculated in accordance with the recommendations of the Danish Finance Society. For terms and definitions, please see the accounting policies.

MANAGEMENT REVIEW

The business

The group of Ingka Centres Europe develops and operates Meeting Places for the many people anchored by IKEA stores. The group offers great opportunities to develop Meeting Places of the future, strengthen relations with tenants and spread retail ideas across borders. The group of Ingka Centres Europe strives to create unique Meeting Places where both the IKEA store and tenants benefit from the synergy created by being located side by side.

A restructuring of the organisation is ongoing with the aim to relocate the ownership of the European real estate companies from Ingka Centres Europe A/S to its direct parent company, Ingka Centres Europe BV, a Dutch resident company. During the financial year four subsidiaries were sold as part of this process.

Development in the financial year and result for the year

This year's result amounted to DKK 2.105.523 thousand compared to DKK -229.087 thousand in 2018/19 and is primarily related to gain on sale of subsidiaries, as well as reversal of impairments on the sold subsidiaries, resulting in a total gain of DKK 2.453.686 thousand from the sale.

In early 2020, an outbreak of Covid-19 have affected large parts of the world. As a result of the outbreak of Covid-19 sales in our subsidiaries have been affected due to forced and voluntary closure of stores.

As the outbreak occurred before 31 August 2020 the effect of the uncertainties have been reflected in the valuation of the company's underlying assets and thus reflected in company's annual accounts.

Events after the end of the financial year

No significant events have taken place after the end of the financial year.

ACCOUNTING POLICIES

The Financial statement of Ingka Centres Europe A/S has been prepared in accordance with the Danish Financial Statements Act as regards reporting medium class C enterprises.

The financial statements have been prepared in accordance with the same accounting policies as last year.

Consolidated financial statements

Referring to section 112(1) of the Danish Financial Statements Act, no consolidated financial statements are prepared. The financial statements for Ingka Centres Europe A/S and its group entities are part of the consolidated financial statements for Ingka Holding B.V.

Omission to present a cash flow statement

With reference to section 86(4) of the Danish Financial Statements Act, no cash flow statement is prepared, as the company's cash flows are part of the consolidated financial statements for Ingka Holding B.V.

Reporting currency

The financial statements are presented in DKK.

Recognition and measurement

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

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

The initial recognition measures assets and liabilities at cost. Subsequently, assets and liabilities are measured as described in the following for each item.

Certain financial assets and liabilities are measured at amortised cost, recognising a constant effective interest over the term. Amortised cost is stated at initial cost less any deductions and with addition/deduction of the accumulated amortisation of the difference between cost and nominal amount.

The recognition and measurement takes into account predictable losses and risks arising before the year-end reporting and which prove or disprove matters that existed at the balance sheet date.

Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and at the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Foreign subsidiaries and associates are considered separate entities. The income statements are translated at the average exchange rates for the month, and the balance sheet items are translated at the exchange rates at the balance sheet date. Foreign exchange differences arising on translation of the opening equity of foreign subsidiaries at the exchange rates at

the balance sheet date and on translation of the income statements from average exchange rates to the exchange rates at the balance sheet date are recognised directly in equity.

INCOME STATEMENT

Revenue

Revenue is measured net of VAT and other indirect taxes charged on behalf of third parties. Revenues consists of management fee from group enterprises.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, and lease payments under operating leases etc.

Staff costs

Staff costs comprise wages and salaries, including holiday allowance and pensions, and other social security costs, etc., for the Company's employees. Refunds received from public authorities are deducted from staff costs.

Depreciation and impairments

Depreciation includes depreciation of tangible fixed assets. Fixed assets are depreciated using the straight-line method, based on the cost measured by reference to the below assessments of the useful lives and residual values of the assets.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

Tax on profit for the year

The tax for the year, which consists of the current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that can be attributed to the profit for the year.

BALANCE SHEET

Tangible fixed assets

Fixtures and equipment are measured at cost less accumulated depreciation and write-down. No depreciation is provided on land.

The depreciation base is cost less estimated residual value after end of useful life.

The cost includes the acquisition price and costs incurred directly in connection with the acquisition until the time when the asset is ready to be used. As regards self-manufactured assets, the cost price includes cost of materials, components, subcontractors.

Straight-line depreciation is provided on the basis of an assessment of the expected useful lives of the assets and their residual value as follows:

	Useful life	Residual value
Other tangible assets.....	5-10 years	0%

The useful life and residual value are reassessed annually. Changes are treated as accounting estimates and the effect on depreciation is recognized prospectively.

Profit or loss on disposal of tangible fixed assets is stated as the difference between the sales price less selling costs and the carrying amount at the time of sale. Profit or loss is recognised as other income or expenses.

Investment in group enterprises

Investments in subsidiaries are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

Dividends from subsidiaries are recognized in the income statement for that accounting year, in which the dividend is declared. However, if the distributed dividend exceeds the accumulated earnings after the acquisition, the cost of the investment is reduced by the exceeding amount.

Other long term investments

Other long term investments are measured at cost. If cost exceeds the recoverable amount, a write-down is made to this lower value.

Impairment of non-current assets

The carrying amount of investments in subsidiaries, other long term investments and receivables from group enterprises is subject to an annual test for indications of impairment other than the decrease in value reflected by amortisation.

Impairment tests are conducted of individual assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the anticipated net cash flows from the use of the asset or group of assets.

Current assets

Current assets are measured at amortised cost which usually corresponds to nominal value. Write-down is provided to meet expected losses.

Provisions

Provisions comprise expected expenses relating to guarantee commitments, restructurings, etc. Provisions are recognised when, at the balance sheet date, the enterprise has a legal or constructive obligation and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions expected to be settled after more than one year after the balance sheet date is measured at the net present value of the expected payments. Other provisions are measured at net realisable value.

Tax payable and deferred tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

Other liabilities

Other liabilities, which include debt to suppliers, group enterprises and associated enterprises, and other debts, are measured at amortised cost which usually corresponds to the nominal value.

Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent reporting years.



INCOME STATEMENT

		1 Sep 2019 - 31 Aug 2020	1 Sep 2018 - 31 Aug 2019
	Note		
		DKK '000	DKK '000
Revenue		20.712	143.582
Other external expenses		-6.416	-99.883
GROSS PROFIT		14.296	43.699
Staff costs	1	-13.568	-41.851
Depreciation and impairments		-1.888	-1.000
OPERATING PROFIT		-1.160	848
Income from investments in group enterprises	2	2.088.427	-248.135
Financial income	3	40.093	42.745
Financial expense	4	-17.694	-18.956
PROFIT BEFORE TAX		2.109.666	-223.498
Tax on profit	5	-4.143	-5.589
PROFIT FOR THE YEAR		2.105.523	-229.087
APPROPRIATION OF RESULT	6		



BALANCE SHEET

ASSETS	Note	31 Aug 2020 DKK '000	31 Aug 2019 DKK '000
Tangible fixed assets			
Fixtures and equipment	7	0	1.888
		0	1.888
Financial assets			
Investments in group enterprises	2	3.003.676	4.100.921
Other long term investments		22.055	22.055
Receivables from group enterprises		2.194.226	1.902.713
Deferred tax		48	0
		5.220.005	6.025.689
TOTAL FIXED ASSETS		5.220.005	6.027.577
Current assets			
Receivables from group enterprises		1.297.829	1.673.585
Other receivables		86	782
Accrued income		17.537	18.822
Cash		55.841	138.753
		1.371.293	1.831.942
TOTAL ASSETS		6.591.297	7.859.519



BALANCE SHEET

EQUITY AND LIABILITIES	Note	31 Aug 2020 DKK '000	31 Aug 2019 DKK '000
Equity	8		
Share capital		7.460	7.460
Share premium		4.228.615	4.228.615
Retained earnings		210.372	-102.701
Proposed dividend		1.344.291	0
		5.790.737	4.133.374
Provisions			
Provision for deferred tax		0	103
		0	103
Long-term liabilities			
Liabilities to group enterprises	9	253.042	499.929
		253.042	499.929
Short-term liabilities			
Liabilities to group enterprises	9	538.311	3.212.214
Trade payables		86	775
Other short-term liabilities		7.651	2.078
Other payables		1.470	11.046
		547.518	3.226.113
TOTAL LIABILITIES		800.560	3.726.042
TOTAL EQUITY AND LIABILITIES		6.591.297	7.859.519
Ownership	10		
Transactions with related parties	11		
Contractual obligations and contingencies, etc.	12		



Statement of changes in equity

	Share capital DKK '000	Share premium account DKK '000	Retained profit DKK '000	Proposed Dividend DKK '000	Total DKK '000
Equity					
Equity 1 September 2019	7.460	4.228.615	-102.701	0	4.133.374
Profit for the year	0	0	761.232	1.344.291	2.105.523
Paid interim dividend			-448.160		-448.160
Equity 31 August 2020	7.460	4.228.615	210.372	1.344.291	5.790.737



NOTES

	1 Sep 2019 - 31 Aug 2020	1 Sep 2018 - 31 Aug 2019
	DKK '000	DKK '000
Note 1		
Staff costs		
Average number of employees	3	23
Total staff costs:		
Wages and salaries	9.908	36.981
Pension costs	3.090	6.154
Other social security costs	74	226
Other staff costs	496	-1.510
	13.568	41.851

In the total staff costs are included:

Board of executives	10.524	6.178
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Management is included in the general incentive program.
The Board of Directors are representatives from the Group and the members remuneration be made over the work as board member it would be immaterial.



NOTES

	1 Sep 2019 - 31 Aug 2020 DKK '000	1 Sep 2018 - 31 Aug 2019 DKK '000	
Note 2			
Investments in group enterprises			
Cost 1st September	5.237.375	5.162.701	
Additions	6.714	74.674	
Disposals	-1.541.616	0	
Cost 31 August	3.702.473	5.237.375	
Impairments 1 September	-1.136.454	-883.055	
Impairment this year	-365.258	-276.048	
Reversed impairments	802.915	22.649	
Impairments 31 August	-698.797	-1.136.454	
Book value 31 August	3.003.676	4.100.921	
Income from investments in Group enterprises			
Gain sale of group enterprises	1.650.771		
Income related to sale of group enterprises	1.650.771		
Reversed impairment	437.657		
Total income from investments in group enterprises	2.088.427		
Name of Subsidiary	Ownership	Equity 31 August 2020 DKK '000	Result 1 Sep 2019 - 31 Aug 2020 DKK '000
Ingka Centres Germany GmbH	100%	-17.093	-23.785
Ingka Centres Portugal S.A.	100%	490.682	-20.942
Ingka Centres France SAS	100%	272.357	-351.620
Ingka Centre España S.L.	100%	46.481	134.578
Ingka Centre Srbija d.o.o	100%	4.961	-90
Ingka Centre Switzerland AG	100%	241.111	10.047
Republic I BV	100%	2.536.609	-129



NOTES

	1 Sep 2019 - 31 Aug 2020	1 Sep 2018 - 31 Aug 2019
	DKK '000	DKK '000
Note 3		
Other financial income		
Interest from group enterprises	37.207	42.057
Dividend from other investments	2.517	0
Other interest income including foreign exchange gains	369	688
	40.093	42.745
Note 4		
Other financial expenses		
Interest to group enterprises	7.151	18.029
Other interest expense including foreign exchange losses	10.543	927
	17.694	18.956
Note 5		
Tax for the year		
Current tax for the year	-4.294	-5.542
Change in provision for deferred tax	151	-47
	-4.143	-5.589
Note 6		
Appropriation of result		
Retained earnings	313.072	-229.087
Paid interim dividend	448.160	0
Proposed dividend	1.344.291	0
Total	2.105.523	-229.087



NOTES

	Fixtures and equipment DKK '000
Note 7	
Tangible fixed assets	
Cost 1 September	7.043
Disposal	0
Cost 31 August	7.043
Depreciation and write-down 1 Sept	5.155
Depreciation of the year	1.888
Depr. and write-down 31 August	7.043
Carrying amount 31 August	0

Note 8

	2020 EUR '000
Share capital	
The share capital is divided as follows:	
10.000 shares in the denomination of EUR 100	1.000

Movements in share capital:	2020 DKK '000	2019 DKK '000	2018 DKK '000	2017 DKK '000	2016 DKK '000
1 September	7.460	7.460	7.460	7.460	7.460
31 August	7.460	7.460	7.460	7.460	7.460

	Total debt 31 Aug 2020 DKK '000	Due within 1 year DKK '000	Due within 1 to 5 years DKK '000	Due after 5 years DKK '000
Note 9				
Long-term liabilities				
Liabilities to group enterprises	791.353	538.311	0	253.042
	791.353	538.311	0	253.042

Note 10 Ownership

The following shareholders are recorded in the company's register of shareholders as owning minimum 5% of the Ingka Centres Europe B.V., The Netherlands

The largest and smallest group consolidated financial statements that the company is part of Ingka Holding B.V.,



NOTES

Note 11

Transactions with related parties

	2020
	DKK '000
Sale of services to related parties	
Ingka Centres A/S	1.899
Ingka Centres Holding B.V.	18.813
	20.712
Purchase of services from related parties	
IKEA Properties Investments Ltd	74
IKEA IT AB	313
IKEA A/S	38
	425
Financial income from related parties	
Ingka Centres Portugal S.A.	15.998
Ingka Centre Italia S.r.l.	21.209
	37.207
Financial expenses to related parties	
FAMI Ltd.	2.095
IKEA Service Centre SA	5.056
	7.151



NOTES

Note 12

Contractual obligations and contingencies, etc.

Internal loan and equity frames have been approved to the subsidiaries by Ingka Centres Europe.

Contingent liabilities

The company is jointly taxed with IKEA A/S, which acts as management company, and is jointly and severally with other jointly taxed group entities for payment of income taxes from the entry.