

**Ingka Centres Investments Four A/S**  
**ANNUAL REPORT**  
**1 September 2018 – 31 August 2019**  
**7HT FINANCIAL YEAR**

The annual report has been discussed and approved at the Company's annual general assembly on        /        2020.

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Tord Andersson  
Chairman of the AGM

**CONTENTS**

	Page
Company details	
Management review .....	3
Statement and Report	
Statement by management on the annual report .....	4
Financial Statements 1 September 2018 – 31 August 2019	
Accounting Policies .....	5-7
Income Statement .....	8
Balance Sheet .....	9-10
Notes.....	11-12

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## COMPANY INFORMATION

Company	Ingka Centres Investments Four A/S Amager Strandvej 390 2770 Kastrup
Board of Directors	Gerardus Groener Monica Östberg Milen Mitkov Gentchev
Board of Executives	John Rasmussen
Shareholder	Ingka Centres A/S Amager Strandvej 390 2770 Kastrup
Principal activities	The company's principal activities are trade, investment and financing and any other related business.

## MANAGEMENT REVIEW

### The business

The group of Ingka Centres develops and manages shopping centres 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 strives to create unique Meeting places where both the IKEA store and tenants benefit from the synergy created by the retail centre and the IKEA store being located side by side.

Ingka Centres Investment Four A/S owns one shopping centre under development in China through its Dutch subsidiary.

### Development in the financial year and result for the year

This year's result amounts to DKK -805 thousand compared to DKK -429 thousand last year.

### Events after the end of the financial year

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

## STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The Board of Directors and the Executive Board have today discussed and approved the annual report of Ingka Centres Investments Four A/S for the financial year 1 September 2018 - 31 August 2019.

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 2019 and of the results of the Company's operations and cash flows for the financial year 1 September 2018 - 31 August 2019.

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

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

Copenhagen, 30 January 2020

Board of Executive:

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John Rasmussen

Board of Directors:

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Gerardus Groener

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Milen Mitkov Gentshev

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Monica Östberg

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## **ACCOUNTING POLICIES**

The Financial statements of Ingka Centres Investments Four A/S for 1 September 2018 – 31 August 2019 have been prepared in accordance with the Danish Financial Statements Act as regards reporting class B enterprises with options from higher reporting classes.

The financial statements have been prepared based on the same accounting policies as last year.

### **Reporting currency**

The financial statements are presented in DKK.

### **Principal accounting policies**

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.

### **Consolidated financial statements**

In accordance with section 112(1) of the Danish Financial Statements Act, consolidated financial statements have not been prepared.

## **INCOME STATEMENT**

### **Other external expenses**

Other external expenses include expenses related to administration, etc.

### **Financial income and expenses**

Financial income and expenses include interest income and expenses, 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 current tax for the year and changes in deferred tax, is recognised in the income statement by the portion that can be attributed to profit for the year, and is recognised directly in the equity by the portion that can be attributed to entries directly to the equity.

## **BALANCE SHEET**

### **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.

### **Impairment of non-current assets**

The carrying amount of investments in subsidiaries is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortization.

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.

### **Financial liabilities**

Financial liabilities are measured at amortised cost which usually corresponds to nominal value.

### **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.

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## INCOME STATEMENT

	<b>Note</b>	<b>1 Sep 2018 - 31 Aug 2019</b> DKK '000	<b>1 Sep 2017 - 31 Aug 2018</b> DKK '000
Other external expenses		-802	0
Other financial expenses	1	-4	-550
<b>PROFIT BEFORE TAX</b>		<b>-806</b>	<b>-550</b>
Tax on profit		1	121
<b>PROFIT FOR THE YEAR</b>		<b>-805</b>	<b>-429</b>
<b>PROPOSED DISTRIBUTION OF PROFIT</b>			
Retained profit		-805	-429

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## BALANCE SHEET

<b>ASSETS</b>	<b>Note</b>	<b>31 Aug 2019</b> DKK '000	<b>31 Aug 2018</b> DKK '000
<b>Current Assets</b>			
Investment in Group enterprises	2	1.841.061	1.607.903
Receivables from Group enterprises		168	47
Income tax receivable		1	121
Cash at banks		321	693
		<b>1.841.551</b>	<b>1.608.765</b>
<b>TOTAL ASSETS</b>		<b>1.841.551</b>	<b>1.608.765</b>

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## BALANCE SHEET 31. AUGUST

<b>EQUITY AND LIABILITIES</b>	<b>Note</b>	<b>31 Aug 2019</b> DKK '000	<b>31 Aug 2018</b> DKK '000
<b>Equity</b>	3		
Share capital		522	522
Share premium account		1.841.460	1.608.303
Retained profit		-1.986	-1.181
		<b>1.839.996</b>	<b>1.607.644</b>
Liabilities to group enterprises		1.555	1.121
<b>Current liabilities</b>		<b>1.555</b>	<b>1.121</b>
<b>LIABILITES</b>		<b>1.555</b>	<b>1.121</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>1.841.551</b>	<b>1.608.765</b>
Number of employees	4		
Ownership	5		
Contractual obligations and contingencies, etc.	6		

**NOTES**

	<b>2019</b> DKK '000	<b>2018</b> DKK '000
<b>Note 1</b>		
Other interest expense including foreign exchange losses	4	550
	<b>4</b>	<b>550</b>

**Note 2****Investments in group enterprises**

Cost 1 September	1.607.903	1.607.531
Investments in group enterprises	233.158	372
<b>Cost at 31 August</b>	<b>1.841.061</b>	<b>1.607.903</b>

<b>Impairment at 31 August</b>	<b>0</b>	<b>0</b>
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<b>Carrying amount 31 August</b>	<b>1.841.061</b>	<b>1.607.903</b>
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Name of group enterprise and ownership	Ownership	<b>Result for the year 1</b>	
		<b>Equity 31 August 2019</b>	<b>Sep 2018-31 Aug 2019</b>
Ingka Centres Investment Four BV	100%	1.843.332	-7

	<b>Share capital</b> DKK '000	<b>Share premium</b> DKK '000	<b>Retained profit</b> DKK '000	<b>Total</b> DKK '000
<b>Note 3</b>				
<b>Equity</b>				
Equity 1 September	522	1.608.303	-1.181	1.607.644
New equity	0	233.157	0	233.157
Proposed distribution of profit for the year	0	0	-805	-805
<b>Equity 31 August</b>	<b>522</b>	<b>1.841.460</b>	<b>-1.986</b>	<b>1.839.996</b>

## NOTES

### Note 3 cont. Share capital

**2019**  
EUR '000

The share capital is divided as follows:

700 shares in the denomination of EUR 100

70

Movements in share capital:

	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
	DKK '000	DKK '000	DKK '000	DKK '000	DKK '000
1 September	522	522	522	522	522
Capital increase	0	0	0	0	
31 August	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>

### Note 4

The company has no employees.

### Note 5

#### Ownership

The following shareholders are recorded in the company's register of shareholders as owning minimum 5% of the votes or the share capital:

Ingka Centres A/S, Denmark (majority shareholder)

The largest and smallest group consolidated financial statements that the company is part of are prepared by:

Ingka Holding B.V., The Netherlands, commercial reg. no. 33773748

### Note 6

#### Contractual obligations and contingencies, etc.

#### 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.