

BUSINESS CENTER STRANDVEJEN APS  
Strandvejen 60, 2900 Hellerup

Annual report for 2017

Adopted at the annual general meeting on  
14 May 2018

DocuSigned by:

*Remo Gross*

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chairman

CVR-nr. 35 40 72 43

## CONTENTS

	<b>Page</b>
<b>Statements</b>	
Statement by management on the annual report	3
Independent auditor's report	4
<b>Management's review</b>	
Company details	6
Management's review	7
<b>Financial statements</b>	
Accounting policies	8
Income statement 1 January - 31 December	12
Balance sheet 31 December	13
Notes to the annual report	15

## STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Business Center Strandvejen ApS for the financial year 1 January - 31 December 2017.

The annual report is 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 financial position at 31 December 2017 and of the results of the company's operations for the financial year 1 January - 31 December 2017.

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

Management recommends that the annual report should be approved at the annual general meeting.

Copenhagen, 14 May 2018

### Executive board

DocuSigned by:

*Patrick Bakker*

Patrick Bakker

Director

DocuSigned by:

*Remo Gross*

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Remo Gross

Director

## INDEPENDENT AUDITOR'S REPORT

*To the shareholder of Business Center Strandvejen ApS*

### **Auditors' Report on the Financial Statements**

#### **Disclaimer of Opinion**

We were engaged to audit the financial statements of Business Center Strandvejen ApS for the financial year 1 January - 31 December 2017, which comprise a summary of significant accounting policies, income statement, balance sheet and notes. The financial statements are prepared under the Danish Financial Statements Act.

We do not express any audit opinion on the financial statements. Because of the significance of the matter described in the "Basis for Disclaimer of Opinion" paragraph, we have not been able to obtain sufficient and appropriate audit evidence to provide a basis for an opinion.

#### **Basis for Disclaimer of Opinion**

The company's bookkeeping and other fundamental principles used for the annual accounts were incomplete in the financial years 2015 and 2016, and on this basis, the annual report for 2016 was presented without an audit opinion. Subsequently, we have not in any other way been able to obtain sufficient and appropriate audit evidence about the company's opening balance sheet and comparative figures.

Since the values at the beginning of the year in the balance sheet are included in the determination of the result of net financials, we have not been able to obtain sufficient and appropriate evidence, whether any adjustments might have been considered necessary in relation to the profit and loss account, and values at year end 2017 have no longer been effected by mistakes in 2015 and 2016. Reference is made to Management's review for further details.

#### **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 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**

We are responsible for conducting an audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark and for issuing an auditor's report. However, because of the matter described in the "Basis for Disclaimer of Opinion" paragraph, we were not able to obtain sufficient and appropriate audit evidence to provide a basis for an audit opinion on the financial statements.

## INDEPENDENT AUDITOR'S REPORT

As required by the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and additional requirements applicable in Denmark, we are independent of the company, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

### **Statement on management's review**

As described in the "Basis-for-Disclaimer-of-Opinion" paragraph, we have not been able to obtain sufficient and appropriate audit evidence to provide a basis for an opinion. Therefore we do not provide a statement on management's review.

### **Report on other legal and regulatory requirements**

#### **Reporting according to Danish Bookkeeping Act § 7, stk. 2**

The company has not complied with Danish Bookkeeping Act that financial records must be kept in Denmark. In addition, the company has no access to the books' specifications for the period 1 January 2015 – 31 March 2015. The company's management may incur liability for breach of the Danish Bookkeeping Act.

Copenhagen, 14 May 2018

**CHRISTENSEN KJÆRULFF**  
Statsautoriseret Revisionsaktieselskab  
CVR no. 15 91 56 41

Sven-Erik Vejlby  
State Authorized Public Accountant  
MNE no. mne25075

## COMPANY DETAILS

The company	Business Center Strandvejen ApS Strandvejen 60, 2900 Hellerup
	CVR no.: 35 40 72 43
	Reporting period: 1 January - 31 December 2017
	Incorporated: 22. July 2013
	Domicile: Hellerup
Executive board	Patrick Bakker, director Remo Gross, director
Auditors	Christensen Kjærulff Statsautoriseret Revisionsaktieselskab Store Kongensgade 68 1264 København K

## MANAGEMENT'S REVIEW

### **Business activities**

The company operates as a provider of office facilities.

### **Business review**

The Company's income statement for the year ended 31 December shows a profit of DKK 988.521, and the balance sheet at 31 December 2017 shows equity of DKK 4.885.682.

The management acknowledges the auditors' basis for disclaimer of opinion related to the incomplete bookkeeping in the financial years 2015/2016 and its impact to 2017 values. The position of the management is that the issues for 2015/16 were mainly caused by insufficient and incomplete records from 2015 acquisition. Management put in place appropriate controls in 2017 in order to correct the accounting records and ensure that 2017 closing balances are materially free of error. The management is confident that the project has been successfully completed and 2018 accounts should not be further distorted with the past issues.

## ACCOUNTING POLICIES

The annual report of Business Center Strandvejen ApS for 2017 has been prepared in accordance with the provisions of the Danish Financial Statements Act concerning reporting class B entities as well as selected provisions as regards larger entities.

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

The annual report for 2017 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 instalments 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.



## ACCOUNTING POLICIES

### 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.

Revenue is measured at fair value of the agreed consideration exclusive of VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

### Other external expenses

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

### Staff costs

Staff costs include wages and salaries, including compensated absence and pensions, as well as other social security contributions, etc. made to the entity's employees. The item is net of refunds made by public authorities.

### 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, etc.

### 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

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.

## ACCOUNTING POLICIES

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

Other fixtures and fittings, tools and equipment.	3-10	years	
Leashold improvements	10	years	or lease period years

Assets costing less than DKK 13.200 are expensed in the year of acquisition.

### **Impairment of fixed assets**

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is reviewed for impairment, other than what is reflected through normal amortisation and depreciation, on an annual basis.

### **Receivables**

Receivables are measured at amortised cost.

Receivables for which there is no objective indication of individual impairment are reviewed for impairment on a portfolio basis. The portfolios are primarily composed on the basis of debtors' domicile and credit ratings in accordance with the Company's credit risk management policy. The objective indicators used for portfolios are determined based on historical loss experience.

### **Prepayments**

Prepayments comprise costs incurred concerning subsequent financial years.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash and short-term securities whose remaining life is less than three months and which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

### **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 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.

## ACCOUNTING POLICIES

### **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.

**INCOME STATEMENT 1 JANUARY - 31 DECEMBER**

	<u>Note</u>	<u>2017</u> DKK	<u>2016</u> DKK
<b>Gross profit</b>		<b>1.684.511</b>	<b>3.486.024</b>
Staff costs	1	0	-1.157.186
Depreciation		-407.319	-447.730
<b>Profit/loss before financial income and expenses</b>		<b>1.277.192</b>	<b>1.881.108</b>
Financial income	2	2.836	2.707
Financial costs		-20.477	-5.101
<b>Profit/loss before tax</b>		<b>1.259.551</b>	<b>1.878.714</b>
Tax on profit/loss for the year	3	-277.429	-970.100
<b>Net profit/loss for the year</b>		<b>982.122</b>	<b>908.614</b>
<b>Proposed distribution of profit</b>			
Retained earnings		982.122	908.614
		<b>982.122</b>	<b>908.614</b>

**BALANCE SHEET 31 DECEMBER**

	<u>Note</u>	<u>2017</u> DKK	<u>2016</u> DKK
<b>ASSETS</b>			
Other fixtures and fittings, tools and equipment		2.040.749	2.358.877
Leasehold improvements		91.562	107.306
<b>Tangible assets</b>	4	<u><b>2.132.311</b></u>	<u><b>2.466.183</b></u>
Deposits		1.499.141	1.499.141
<b>Fixed asset investments</b>		<u><b>1.499.141</b></u>	<u><b>1.499.141</b></u>
<b>Fixed assets total</b>		<u><b>3.631.452</b></u>	<u><b>3.965.324</b></u>
Trade receivables		1.401.779	2.289.118
Receivables from subsidiaries		4.747.780	2.770.768
Other receivables		59.561	211.903
Receivable from shareholders and management		0	9.688
Prepayments		767.357	601.619
<b>Receivables</b>		<u><b>6.976.477</b></u>	<u><b>5.883.096</b></u>
<b>Cash at bank and in hand</b>		<u><b>0</b></u>	<u><b>42.345</b></u>
<b>Current assets total</b>		<u><b>6.976.477</b></u>	<u><b>5.925.441</b></u>
<b>Assets total</b>		<u><u><b>10.607.929</b></u></u>	<u><u><b>9.890.765</b></u></u>

**BALANCE SHEET 31 DECEMBER**

	<u>Note</u>	<u>2017</u> DKK	<u>2016</u> DKK
<b>LIABILITIES AND EQUITY</b>			
Share capital		500.000	500.000
Retained earnings		4.379.283	3.397.161
<b>Equity</b>	5	<b><u>4.879.283</u></b>	<b><u>3.897.161</u></b>
Provision for deferred tax		255.017	280.335
<b>Provisions total</b>		<b><u>255.017</u></b>	<b><u>280.335</u></b>
Prepayments received from customers		2.028.640	2.036.386
<b>Long-term debt</b>		<b><u>2.028.640</u></b>	<b><u>2.036.386</u></b>
Trade payables		133.876	932.542
Payables to subsidiaries		1.054.070	90.963
Corporation tax		302.747	364.097
Other payables		295.302	165.362
Deferred income		1.658.994	2.123.919
<b>Short-term debt</b>		<b><u>3.444.989</u></b>	<b><u>3.676.883</u></b>
<b>Debt total</b>		<b><u>5.473.629</u></b>	<b><u>5.713.269</u></b>
<b>Liabilities and equity total</b>		<b><u>10.607.929</u></b>	<b><u>9.890.765</u></b>
Contingent assets, liabilities and other financial obligations	6		
Charges and securities	7		
Related parties and ownership	8		

**NOTES**

	<u>2017</u>	<u>2016</u>
	DKK	DKK
<b>1 STAFF COSTS</b>		
Wages and salaries	0	1.130.249
Pensions	0	18.525
Other staff costs	<u>0</u>	<u>8.412</u>
	<u>0</u>	<u>1.157.186</u>
Average number of employees	<u>0</u>	<u>3</u>
<b>2 FINANCIAL INCOME</b>		
Interest received from subsidiaries	<u>2.836</u>	<u>2.707</u>
	<u>2.836</u>	<u>2.707</u>
<b>3 TAX ON PROFIT/LOSS FOR THE YEAR</b>		
Current tax for the year	302.747	1.201.690
Deferred tax for the year	-25.318	280.335
Adjustment of deferred tax concerning previous years	<u>0</u>	<u>-511.925</u>
	<u>277.429</u>	<u>970.100</u>

## NOTES

### 4 TANGIBLE ASSETS

	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1 January 2017	4.178.135	157.442
Additions for the year	<u>73.447</u>	<u>0</u>
Cost at 31 December 2017	<u>4.251.582</u>	<u>157.442</u>
Impairment losses and depreciation at 1 January 2017	1.819.258	50.136
Depreciation for the year	<u>391.575</u>	<u>15.744</u>
Impairment losses and depreciation at 31 December 2017	<u>2.210.833</u>	<u>65.880</u>
Carrying amount at 31 December 2017	<u><u>2.040.749</u></u>	<u><u>91.562</u></u>

### 5 EQUITY

	Share capital	Retained earnings	Total
Equity at 1 January 2017	500.000	3.397.161	3.897.161
Net profit/loss for the year	<u>0</u>	<u>982.122</u>	<u>982.122</u>
Equity at 31 December 2017	<u><u>500.000</u></u>	<u><u>4.379.283</u></u>	<u><u>4.879.283</u></u>

### 6 CONTINGENT ASSETS, LIABILITIES AND OTHER FINANCIAL OBLIGATIONS

#### 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 31 st 2017: 4,185 tDKK 2016: 43,786 tDKK



## **NOTES**

### **7 CHARGES AND SECURITIES**

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

### **8 RELATED PARTIES AND OWNERSHIP**

#### **Other related parties**

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

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## Sven-Erik Vejlbj

### Statsautoriseret revisor

På vegne af: CHRISTENSEN KJÆRULFF STATSAUTORISERET  
REVISIONSAKTIESELSKAB

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