

**BALLERUP BUSINESS CENTRE APS**  
Tuborg Boulevard 12, 3. sal  
2900 Hellerup

Annual report for 2021

Adopted at the annual general meeting on  
19 July 2022

DocuSigned by:



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Lynsey Ann Blair  
chairman

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CVR-nr. 36 44 64 04

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## STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Ballerup Business Centre 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  
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## AUDITOR'S REPORT ON COMPILATION OF THE FINANCIAL STATEMENTS

### *To the shareholder of Ballerup Business Centre ApS*

We have compiled the financial statements of Ballerup Business Centre 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

Ballerup Business Centre ApS  
Tuborg Boulevard 12, 3. sal  
2900 Hellerup

CVR no.: 36 44 64 04

Reporting period: 1 January - 31 December 2021

Incorporated: 27 November 2014

Domicile: Gentofte

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 ended with a strong year.

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 530.926, and the balance sheet at 31 December 2021 shows negative equity of DKK 6.504.980.

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 has 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 relax 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 has been no significant subsequent events that require adjustments or disclosure in the 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 Ballerup Business Centre ApS for 2021 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to reporting class B entities.

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, payments under operating leases, etc.

#### **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, realised and unrealised capital/exchange gains and losses on securities and foreign currency transactions, and surcharges and allowances 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, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

### 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:

	<b>Useful life</b>
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.

### 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.



## ACCOUNTING POLICIES

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.

### **Liabilities**

Liabilities, which include trade payables, 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
<b>Gross profit</b>		<b>-142.277</b>	<b>-189.535</b>
Depreciation		-211.292	-221.307
<b>Profit/loss before net financials</b>		<b>-353.569</b>	<b>-410.842</b>
Financial income		242	32
Financial costs	2	-186.630	-57.687
<b>Profit/loss before tax</b>		<b>-539.957</b>	<b>-468.497</b>
Tax on profit/loss for the year	3	9.031	-33.736
<b>Profit/loss for the year</b>		<b>-530.926</b>	<b>-502.233</b>
 <b>Recommended appropriation of profit/loss</b>			
Retained earnings		-530.926	-502.233
		<b>-530.926</b>	<b>-502.233</b>

**BALANCE SHEET 31 DECEMBER**

	<u>Note</u>	<u>2021</u> DKK	<u>2020</u> DKK
<b>ASSETS</b>			
Other fixtures and fittings, tools and equipment		333.593	304.082
Leasehold improvements		<u>1.011.811</u>	<u>976.744</u>
<b>Tangible assets</b>	4	<u><b>1.345.404</b></u>	<u><b>1.280.826</b></u>
Deposits		<u>902.809</u>	<u>894.404</u>
<b>Fixed asset investments</b>		<u><b>902.809</b></u>	<u><b>894.404</b></u>
<b>Total non-current assets</b>		<u><b>2.248.213</b></u>	<u><b>2.175.230</b></u>
Receivables from group enterprises		0	50
Other receivables		313.612	2.201
Corporation tax		9.031	3.002
Prepayments		<u>6.148</u>	<u>12.430</u>
<b>Receivables</b>		<u><b>328.791</b></u>	<u><b>17.683</b></u>
<b>Total current assets</b>		<u><b>328.791</b></u>	<u><b>17.683</b></u>
<b>Total assets</b>		<u><u><b>2.577.004</b></u></u>	<u><u><b>2.192.913</b></u></u>

**BALANCE SHEET 31 DECEMBER**

	<u>Note</u>	<u>2021</u> DKK	<u>2020</u> DKK
<b>EQUITY AND LIABILITIES</b>			
Share capital		50.000	50.000
Retained earnings		-6.554.980	-6.024.054
<b>Equity</b>		<b>-6.504.980</b>	<b>-5.974.054</b>
Prepayments received from customers		0	574.026
Trade payables		35.954	928.755
Payables to group enterprises		8.285.168	6.582.086
Other payables		367.982	48.400
Deferred income		392.880	33.700
<b>Total current liabilities</b>		<b>9.081.984</b>	<b>8.166.967</b>
<b>Total liabilities</b>		<b>9.081.984</b>	<b>8.166.967</b>
<b>Total equity and liabilities</b>		<b>2.577.004</b>	<b>2.192.913</b>
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.

	2021	2020
	DKK	DKK
<b>2 FINANCIAL COSTS</b>		
Financial expenses, group entities	180.234	53.021
Other financial costs	6.396	4.666
	186.630	57.687
<b>3 TAX ON PROFIT/LOSS FOR THE YEAR</b>		
Current tax for the year	-9.031	-3.002
Adjustment of tax concerning previous years	0	36.738
	-9.031	33.736
<b>4 TANGIBLE ASSETS</b>		
	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1 January 2021	681.473	1.286.314
Additions for the year	104.113	171.758
Cost at 31 December 2021	785.586	1.458.072
Impairment losses and depreciation at 1 January 2021	377.392	309.569
Depreciation for the year	74.601	136.692
Impairment losses and depreciation at 31 December 2021	451.993	446.261
Carrying amount at 31 December 2021	333.593	1.011.811

## NOTES

### 5 CONTINGENT LIABILITIES

#### **Contingent pension 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.

Any subsequent adjustments of corporate taxes or withheld taxes etc. may changes in the company's liabilities.

Other rent and lease liabilities as of December 31st 2021:1,270 tDKK (2020: 3,060 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**

Ballerup Business Centre 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

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Tidspunkt for underskrift: 01-08-2022 kl.: 10:11:26

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