

M.C.C. Aps

Thorndahlsvej 7

9200 Aalborg SV

CVR No. 37194972

Annual Report 2019

4. financial year

The Annual Report was presented and
adopted at the Annual General Meeting of
the Company on 31 August 2020

Martin Cain
Chairman

M.C.C. Aps

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M.C.C. Aps

Management's Statement

Today, Management has considered and adopted the Annual Report of M.C.C. Aps for the financial year 1 January 2019 - 31 December 2019.

The Annual Report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the Financial Statements give a true and fair view of the assets, liabilities and financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January 2019 - 31 December 2019.

In our opinion, the Management's Review includes a true and fair account of the matters addressed in the review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Aalborg, 31 August 2020

Executive Board

Martin Cain
Man. Director

M.C.C. Aps

Company details

Company	M.C.C. Aps Thorndahlsvej 7 9200 Aalborg SV
CVR No.	37194972
Date of formation	19 October 2015
Executive Board	Martin Cain, Man. Director

M.C.C. Aps

Management's Review

The Company's principal activities

The Company's principal activities consist in investment and development of real estate.

Development in activities and financial matters

The Company's Income Statement of the financial year 1 January 2019 - 31 December 2019 shows a result of DKK 170.649 and the Balance Sheet at 31 December 2019 a balance sheet total of DKK 9.928.578 and an equity of DKK 345.115.

Post financial year events

After the end of the financial year, no events have occurred which may change the financial position of the entity substantially.

Accounting Policies

Reporting Class

The Annual Report of M.C.C. Aps for 2019 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied remain unchanged from last year.

Reporting currency

The Annual Report is presented in Danish kroner.

General Information

Basis of recognition and measurement

The financial statement have been prepared under the historical cost princip.

Income is recognised in the Income Statement as it is earned, including value adjustments of financial assets and liabilities that are measured at fair value or amortised cost. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the Income Statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the Income Statement.

Assets are recognised in the Balance Sheet when it is probable that future economic benefits attributable to the asset will accrue 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 attributable to the asset will flow out of the Company, and the value of the liability can be measured reliably.

At initial recognition, assets and liabilities are measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Certain financial assets and liabilities are measured at amortised cost, which involves the recognition of a constant effective interest rate over the term. Amortised cost is calculated as original cost less repayments and with the addition/deduction of the accumulated amortisation of the difference between the cost and the nominal amount. This way, exchange losses and gains are allocated over the term.

In connection with recognition and measurement, consideration is given to predictable losses and risks occurring prior to the presentation of the Annual Report, i.e. losses and risks which prove or disprove matters which exist at the balance sheet date.

Income Statement

Revenue

Revenue is recognised in the income statement if the goods have been delivered and the risk has passed to the byer before year-end and if the revenue can be reliably calculated and expected to be received. Revenue is recognised exclusive of VAT and net of sales discounts.

Other external expenses

Other external costs include costs for distribution, sales, advertising, administration, premises. loss of debtors, operating leasing costs etc.

Accounting Policies

Amortisation and impairment of tangible and intangible assets

Amortisation and impairment of intangible and tangible assets has been performed based on a continuing assessment of the useful life of the assets in the Company. Non-current assets are amortised on a straight line basis, based on cost, on the basis of the following assessment of useful life and residual values:

	Useful life	Residual value
Properties	20-50 years	0%
Other fixtures and fittings, tools and equipment	3-10 years	0%
Leasehold improvements	5 years	0%

Land is not amortised.

Profit or loss resulting from the sale of intangible or tangible assets is determined as the difference between the selling price less selling costs and the carrying amount at the date of sale, and is recognised in the Income Statement under other operating income or expenses.

Financial income and expenses

Financial income and expenses are recognised in the Income Statement based on the amounts that concern the financial year. Financial income and expenses include interest revenue and expenses, finance charges in respect of finance leases, realised and unrealised capital gains and losses regarding securities, accounts payable and transactions in foreign currencies, repayment on mortgage loans, and surcharges and allowances under the tax prepayment scheme.

Dividends equity investments are recognised as income in the financial year in which the dividends are declared.

Tax on net profit for the year

Tax on net profit/loss for the year comprises current tax on expected taxable income of the year and the year's adjustment of deferred tax less the part of the tax of the year that relates to changes in equity. Current and deferred tax regarding changes in equity is recognised directly in equity.

Balance Sheet

Tangible assets

Tangible assets are measured at cost on initial recognition and subsequently at cost less accumulated depreciation and impairment losses.

The depreciable amount is calculated taking into consideration the residual value of the asset at the end of its useful life, reduced by impairment losses, if any. The depreciation period and the residual value are determined at the date of acquisition. If the residual value exceeds the carrying amount of the asset, depreciation is discontinued.

In case of changes in depreciation period or residual value, the effect of a change in depreciation period is recognised prospectively in accounting estimates.

Cost includes the purchase price and expenses directly related to the acquisition until the time when the asset is ready for use. The cost of self-constructed assets includes costs for materials, components, subcontractors, direct payroll costs and indirect production costs.

The cost of composite asset is disaggregated into components, which are separately depreciated if the useful lives of the individual components differ.

Accounting Policies

Receivables

Receivables are measured at amortised cost which usually corresponds to the nominal value. The value is reduced by write-downs for expected bad debts.

Impairment of accounts receivables past due is established on individual assessment of receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.

Equity

Equity comprises the working capital and a number of equity items that may be statutory or stipulated in the articles of association.

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Mortgage debt is accordingly measured at amortised cost, corresponding to the outstanding balance in case of cash loans. In case of bond loans, amortised cost corresponds to the outstanding balance determined as the underlying cash value of the loans at the time of borrowing adjusted for amortisation of capital losses on the loans over the repayment period.

Other liabilities, comprising deposits, trade payables and other accounts payable, are measured at amortised cost, which usually corresponds to the nominal value.

Other payables

Other payables are measured at amortised cost, which usually corresponds to the nominal value

Contingent assets and liabilities

Contingent assets and liabilities are not recognised in the Balance Sheet but appear only in the notes.

Income Statement

	Note	2019 kr.	2018 kr.
Gross profit		373.748	192.381
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-11.495	-11.495
Profit from ordinary operating activities		362.253	180.886
Finance expences	1	-143.469	-137.257
Profit from ordinary activities before tax		218.784	43.629
Tax expense on ordinary activities		-48.135	68.903
Profit		170.649	112.532
Proposed distribution of results			
Retained earnings		170.649	112.532
Distribution of profit		170.649	112.532

Balance Sheet as of 31 December

	Note	2019 kr.	2018 kr.
Assets			
Land and buildings	2	9.797.502	9.797.502
Fixtures, fittings, tools and equipment	3	0	11.495
Property, plant and equipment		9.797.502	9.808.997
Fixed assets		9.797.502	9.808.997
Short-term receivables from group enterprises		68.174	0
Current deferred tax		17.402	65.537
Other short-term receivables		45.500	0
Receivables		131.076	65.537
Current assets		131.076	65.537
Assets		9.928.578	9.874.534

Balance Sheet as of 31 December

	Note	2019 kr.	2018 kr.
Liabilities and equity			
Contributed capital		50.000	50.000
Retained earnings	5	295.115	124.466
Equity		345.115	174.466
Debt to banks		6.127.134	5.951.314
Long-term liabilities other than provisions		6.127.134	5.951.314
Debt to banks		186.258	130.818
Trade payables		0	106.870
Payables to group enterprises		3.115.385	3.157.582
Other payables		1.436	211.984
Deposits, liabilities other than provisions		153.250	141.500
Short-term liabilities other than provisions		3.456.329	3.748.754
Liabilities other than provisions within the business		9.583.463	9.700.068
Liabilities and equity		9.928.578	9.874.534
Contingent liabilities	6		
Collaterals and assets pledges as security	7		

Notes

	2019	2018
1. Finance expenses		
Other finance expenses	143.469	137.257
	143.469	137.257
2. Land and buildings		
Cost at the beginning of the year	9.434.216	7.788.960
Addition during the year, incl. improvements	0	2.993.657
Disposal during the year	0	-1.348.401
Cost at the end of the year	9.434.216	9.434.216
Fair value adjustments at the beginning of the year	363.286	363.286
Fair value adjustments at the end of the year	363.286	363.286
Carrying amount at the end of the year	9.797.502	9.797.502
3. Fixtures, fittings, tools and equipment		
Cost at the beginning of the year	45.980	45.980
Cost at the end of the year	45.980	45.980
Depreciation and amortisation at the beginning of the year	-34.485	-22.990
Amortisation for the year	-11.495	-11.495
Impairment losses and amortisation at the end of the year	-45.980	-34.485
Carrying amount at the end of the year	0	11.495
4. Contributed capital		
Balance at the beginning of the year	50.000	50.000
Balance at the end of the year	50.000	50.000
The share capital has remained unchanged for the last 5 years.		
5. Retained earnings		
Balance at the beginning of the year	124.466	11.934
Additions during the year	170.649	112.532
Balance at the end of the year	295.115	124.466
6. Contingent liabilities		
No contingent liabilities exist at the balance sheet date.		
7. Collaterals and securities		
No securities or mortgages exist at the balance sheet date.		