



## Designbrokers Hospitality Dk ApS

Amaliegade 35 A  
1256 København K  
CVR No. 37323632

## Annual report 01.05.2022 - 30.04.2023

The Annual General Meeting adopted the  
annual report on 30.06.2023

---

**Henrik Sykes Bjerregaard**  
Chairman of the General Meeting

# Contents

Entity details	2
Statement by Management	3
Independent auditor's report	4
Management commentary	7
Income statement for 2022/23	9
Balance sheet at 30.04.2023	10
Statement of changes in equity for 2022/23	12
Notes	13
Accounting policies	16

# Entity details

## Entity

Designbrokers Hospitality Dk ApS

Amaliegade 35 A

1256 København K

Business Registration No.: 37323632

Registered office: København

Financial year: 01.05.2022 - 30.04.2023

## Board of Directors

Henrik Holmrís Hansen

Flemming Ib Windfeld

Henrik Sykes Bjerregaard

## Executive Board

Jesper Steen Kempínska-Larsen

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

City Tower, Værkmestergade 2

8000 Aarhus C

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Designbrokers Hospitality Dk ApS for the financial year 01.05.2022 - 30.04.2023.

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 Entity's financial position at 30.04.2023 and of the results of its operations for the financial year 01.05.2022 - 30.04.2023.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Bjerringbro, 30.06.2023

## Executive Board

**Jesper Steen Kempinska-Larsen**

## Board of Directors

**Henrik Holmrís Hansen**

**Flemming Ib Windfeld**

**Henrik Sykes Bjerregaard**

# Independent auditor's report

## To the shareholders of Designbrokers Hospitality Dk ApS

### Opinion

We have audited the financial statements of Designbrokers Hospitality Dk ApS for the financial year 01.05.2022 - 30.04.2023, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 30.04.2023 and of the results of its operations for the financial year 01.05.2022 - 30.04.2023 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 about 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 applicable in Denmark will always detect a material misstatement when it exists. Misstatements can 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 users taken 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 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 Entity'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 Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Aarhus, 30.06.2023

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Jacob Nørmark**

State Authorised Public Accountant  
Identification No (MNE) mne30176

**Chris Middelhede**

State Authorised Public Accountant  
Identification No (MNE) mne45823

# Management commentary

## Financial highlights

	2022/23	2021/22
	DKK'000	DKK'000
<b>Key figures</b>		
Gross profit/loss	18,635	26,132
Operating profit/loss	10,975	18,860
Net financials	1,085	501
Profit/loss for the year	9,345	15,097
Total assets	71,921	60,621
Equity	24,491	15,146
<b>Ratios</b>		
Return on equity (%)	47.15	199.35
Equity ratio (%)	34.05	24.98

The summary of financial highlights and key figures only contains key figures from the past two financial years, since the company has transitioned to accounting class C from the financial year 2022/23.

Financial highlights are defined and calculated in accordance with the current version of "Recommendations & Ratios" issued by the CFA Society Denmark.

### Return on equity (%):

Profit/loss for the year \* 100

Average equity

### Equity ratio (%):

Equity \* 100

Total assets



### **Primary activities**

The company is a leading sales and design house developing and installing innovative interior design solutions for spaces primarily within the hospitality segment, with hotels, restaurants and student housing being the most significant.

### **Development in activities and finances**

During 2022/23 efforts have been made to strengthen the international focus and capabilities via strong cooperation and integration with group functions in Denmark as well as internationally. This focus will continue during 2023/24.

The profit before tax for the year is DKK 12.1 m, which the management considers satisfactory and in line with expectations.

### **Profit/loss for the year in relation to expected developments**

The level of activity and profitability has been realized in line with expectations.

### **Outlook**

At the end of the financial year the order backlog was high and combined with the strategic positioning within the hospitality business as well as the increased activity for the student housing; a continued high level of activity is expected for the coming financial year.

Consequently, it is management's expectation that the profitability for 2023/24 will be at a similar level to 2022/23.

### **Environmental performance**

The company is part of the strategy of the parent company HOLMRIS B8 A/S. The group has implemented an overall strategy for its environmental efforts.

### **Events after the balance sheet date**

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2022/23

	Notes	2022/23 DKK	2021/22 DKK
<b>Gross profit/loss</b>		<b>18,635,201</b>	<b>26,131,798</b>
Staff costs	1	(7,660,316)	(7,272,251)
<b>Operating profit/loss</b>		<b>10,974,885</b>	<b>18,859,547</b>
Other financial income	2	1,498,446	903,349
Other financial expenses		(413,529)	(402,778)
<b>Profit/loss before tax</b>		<b>12,059,802</b>	<b>19,360,118</b>
Tax on profit/loss for the year	3	(2,714,682)	(4,263,090)
<b>Profit/loss for the year</b>	4	<b>9,345,120</b>	<b>15,097,028</b>

# Balance sheet at 30.04.2023

## Assets

	Notes	2022/23 DKK	2021/22 DKK
Deposits		0	100,000
<b>Financial assets</b>	5	<b>0</b>	<b>100,000</b>
<b>Fixed assets</b>		<b>0</b>	<b>100,000</b>
Trade receivables		31,001,519	28,543,903
Contract work in progress	6	8,128,376	7,365,057
Receivables from group enterprises		20,302,997	7,719,563
Deferred tax	7	0	16,000
Other receivables		3,401,626	1,286,905
Joint taxation contribution receivable		0	332,000
<b>Receivables</b>		<b>62,834,518</b>	<b>45,263,428</b>
<b>Cash</b>		<b>9,086,383</b>	<b>15,257,783</b>
<b>Current assets</b>		<b>71,920,901</b>	<b>60,521,211</b>
<b>Assets</b>		<b>71,920,901</b>	<b>60,621,211</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2022/23 DKK</b>	<b>2021/22 DKK</b>
Contributed capital		50,000	50,000
Retained earnings		24,441,187	15,096,067
<b>Equity</b>		<b>24,491,187</b>	<b>15,146,067</b>
Other provisions	8	0	71,000
<b>Provisions</b>		<b>0</b>	<b>71,000</b>
Joint taxation contribution payable		2,698,682	1,797,090
Other payables		607,814	593,534
<b>Non-current liabilities other than provisions</b>	9	<b>3,306,496</b>	<b>2,390,624</b>
Contract work in progress	6	25,332,911	9,290,343
Trade payables		13,108,026	24,690,408
Payables to group enterprises		1,692,217	1,007,784
Joint taxation contribution payable		1,797,090	0
Other payables	10	2,192,974	8,024,985
<b>Current liabilities other than provisions</b>		<b>44,123,218</b>	<b>43,013,520</b>
<b>Liabilities other than provisions</b>		<b>47,429,714</b>	<b>45,404,144</b>
<b>Equity and liabilities</b>		<b>71,920,901</b>	<b>60,621,211</b>
Contingent liabilities	11		
Assets charged and collateral	12		
Related parties with controlling interest	13		
Group relations	14		

# Statement of changes in equity for 2022/23

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	50,000	15,096,067	15,146,067
Profit/loss for the year	0	9,345,120	9,345,120
<b>Equity end of year</b>	<b>50,000</b>	<b>24,441,187</b>	<b>24,491,187</b>

# Notes

## 1 Staff costs

	2022/23 DKK	2021/22 DKK
Wages and salaries	6,635,878	6,410,189
Pension costs	913,811	799,362
Other social security costs	110,627	62,700
	<b>7,660,316</b>	<b>7,272,251</b>
Average number of full-time employees	<b>10</b>	<b>9</b>

	Remuneration of Management 2022/23 DKK	Remuneration of Management 2021/22 DKK
Total amount for management categories	2,079,171	2,007,171
	<b>2,079,171</b>	<b>2,007,171</b>

### Special incentive programmes

Remuneration to management in the company includes bonus payments from incentive programmes, which are based on the company's performance and target achievement.

## 2 Other financial income

	2022/23 DKK	2021/22 DKK
Financial income from group enterprises	1,498,446	903,349
	<b>1,498,446</b>	<b>903,349</b>

## 3 Tax on profit/loss for the year

	2022/23 DKK	2021/22 DKK
Current tax	2,698,682	1,797,090
Change in deferred tax	16,000	2,466,000
	<b>2,714,682</b>	<b>4,263,090</b>

## 4 Proposed distribution of profit and loss

	2022/23 DKK	2021/22 DKK
Retained earnings	9,345,120	15,097,028
	<b>9,345,120</b>	<b>15,097,028</b>

## 5 Financial assets

	<b>Deposits DKK</b>
Cost beginning of year	100,000
Disposals	(100,000)
<b>Cost end of year</b>	<b>0</b>
<b>Carrying amount end of year</b>	<b>0</b>

## 6 Contract work in progress

	<b>2022/23 DKK</b>	<b>2021/22 DKK</b>
Contract work in progress	41,382,488	52,921,298
Progress billings regarding contract work in progress	(7,921,201)	(36,265,899)
Transferred to liabilities other than provisions	(25,332,911)	(9,290,342)
	<b>8,128,376</b>	<b>7,365,057</b>

## 7 Deferred tax

	<b>2022/23 DKK</b>	<b>2021/22 DKK</b>
Provisions	0	16,000
<b>Deferred tax</b>	<b>0</b>	<b>16,000</b>

<b>Changes during the year</b>	<b>2022/23 DKK</b>	<b>2021/22 DKK</b>
Beginning of year	16,000	2,482,000
Recognised in the income statement	(16,000)	(2,466,000)
<b>End of year</b>	<b>0</b>	<b>16,000</b>

## 8 Other provisions

There are no other provisions per balance sheet date.

## 9 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2022/23 DKK</b>	<b>Outstanding after 5 years 2022/23 DKK</b>
Joint taxation contribution payable	2,698,682	0
Other payables	607,814	607,814
	<b>3,306,496</b>	<b>607,814</b>

## 10 Other payables

	<b>2022/23</b>	<b>2021/22</b>
	<b>DKK</b>	<b>DKK</b>
VAT and duties	889,940	5,846,912
Holiday pay obligation	516,560	569,085
Other costs payable	786,474	1,608,988
	<b>2,192,974</b>	<b>8,024,985</b>

## 11 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where HOLMRIS B8 A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

## 12 Assets charged and collateral

The company is jointly and severally liable for the group's debt to Sydbank.

The net debt, for which the company is jointly and severally liable with group companies, amounts to DKK 16,256,000 per 30/04/2023.

The company has agreed a corporate mortgage of DKK 20,000,000. for debt between Labofa A/S, Holmrís Customized A/S and HOLMRIS B8 A/S to Sydbank.

The accounting value of pledged assets amounts to DKK 43,706,000. per 30/04/2023.

## 13 Related parties with controlling interest

HOLMRIS B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro owns all shares in the company and thus has decisive influence over the company.

## 14 Group relations

Name and registered office of the Parent preparing consolidated financial statements:  
HOLMRIS B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro



# Accounting policies

## Reporting class

This annual report has been prepared in accordance with the provisions of the Danish Financial Statements Act governing reporting class C enterprises (medium).

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

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

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, other operating income, cost of raw materials and consumables and external expenses.

### Revenue

Revenue from the sale of manufactured goods and goods for resale is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

Contract work in progress is included in revenue when delivery and transfer of risk to the buyer has taken place (invoicing method). The income is recognized thus only at the time of delivery, when the total contract sum is recognized as income.

### Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

### Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost.

**Other external expenses**

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

**Staff costs**

Staff costs comprise salaries and wages, and social security contributions, pension contributions, etc for entity staff.

**Other financial income**

Other financial income comprises interest income, including interest income on receivables from group enterprises, payables and transactions in foreign currencies etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, payables and transactions in foreign currencies etc.

**Tax on profit/loss for the year**

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 attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**Contract work in progress**

Work in progress for third parties is measured at cost price, corresponding to the costs consumed, until the balance sheet date.

The individual work in progress is recognized in the balance sheet under receivables or payables, depending on whether the net value, calculated as the cost price minus prepayments received, is positive or negative.

Costs to obtaining the contracts as well as financing costs are recognized in the income statement when they are incurred.

**Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

**Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax.

**Cash**

Cash comprises bank deposits.

**Other provisions**

Other provisions comprise anticipated costs of non-recourse guarantee commitments etc.

Other provisions are recognised and measured as the best estimate of the expenses required to settle the liabilities at the balance sheet date. Provisions that are estimated to mature more than one year after the balance sheet date are measured at their discounted value.

Non-recourse guarantee commitments comprise commitments to remedy defects and deficiencies within the guarantee period.

Once it is probable that total costs will exceed total income from a contract in progress, provision is made for the total loss estimated to result from the relevant contract.

**Operating leases**

Lease payments on operating leases are recognised on a straight-line basis in the income statement over the term of the lease.

**Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

**Cash flow statement**

Referring to section 86(4) of the Danish Financial Statements Act, the Entity has prepared no cash flow statement as such statement is included in the consolidated cash flow statement of Holmrís B8 A/S CVR 21320080, Odinsvej 5, 8850 Bjerringbro.