



Gefion
GROUP

Amager Strandvej 60-64/Ved Amagerbanen 37 ApS

Østergade 1, 1.
1100 Copenhagen
CVR No. 37511455

Annual report 2019

The Annual General Meeting adopted the annual report on 28.05.2020

Jacob Kruse Rasmussen
Chairman of the General Meeting

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Entity details

Entity

Amager Strandvej 60-64/Ved Amagerbanen 37 ApS

Østergade 1, 1.

1100 Copenhagen

CVR No.: 37511455

Registered office: Copenhagen

Financial year: 01.01.2019 - 31.12.2019

Executive Board

Thomas Færch, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

P. O. Box 1600

0900 Copenhagen C

Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Amager Strandvej 60-64/Ved Amagerbanen 37 ApS for the financial year 01.01.2019 - 31.12.2019.

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 Entity's financial position at 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019.

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.

Copenhagen, 28.05.2020

Executive Board

Thomas Færch
CEO

Independent auditor's report

To the shareholders of Amager Strandvej 60-64/Ved Amagerbanen 37 ApS

Opinion

We have audited the financial statements of Amager Strandvej 60-64/Ved Amagerbanen 37 ApS for the financial year 01.01.2019 - 31.12.2019, 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 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019 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 of Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements. 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.

Copenhagen, 28.05.2020

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Lars Andersen

State Authorised Public Accountant
Identification No (MNE) mne27762

Management commentary

Primary activities

The principal activities of the company are commerce with real estate or real estate companies and related activities.

Development in activities and finances

The results from ordinary activities after tax is a loss of DKK 2,245,008 against a profit of DKK 4,798,767 last year. The management consider the results as expected.

Events after the balance sheet date

No events have occurred after the balance sheet date which would influence the evaluation of the annual report. The outbreak and the spreading of the COVID-19 disease in early 2020 have not had and are not expected to have any material impact on the Entity's financial position.

Income statement for 2019

	Notes	2019 DKK	2018 DKK
Gross profit/loss		5,363,819	9,210,465
Depreciation, amortisation and impairment losses		0	(436,586)
Operating profit/loss		5,363,819	8,773,879
Other financial expenses	1	(8,318,451)	(2,326,773)
Profit/loss before tax		(2,954,632)	6,447,106
Tax on profit/loss for the year	2	709,624	(1,648,430)
Profit/loss for the year		(2,245,008)	4,798,676
Proposed distribution of profit and loss			
Retained earnings		(2,245,008)	4,798,676
Proposed distribution of profit and loss		(2,245,008)	4,798,676

Balance sheet at 31.12.2019

Assets

	Notes	2019 DKK	2018 DKK
Investments in associates		19,651	19,651
Other financial assets	3	19,651	19,651
Fixed assets		19,651	19,651
Work in progress		799,819,605	443,126,689
Inventories	4	799,819,605	443,126,689
Receivables from group enterprises		1,847,840	7,873,120
Other receivables		8,418,778	6,050,435
Income tax receivable		0	68,000
Joint taxation contribution receivable		6,026,795	0
Prepayments		0	124,253
Receivables		16,293,413	14,115,808
Cash	5	4,802,926	629,624
Current assets		820,915,944	457,872,121
Assets		820,935,595	457,891,772

Equity and liabilities

	Notes	2019 DKK	2018 DKK
Contributed capital		78,000	80,000
Revaluation reserve		46,573,474	46,573,474
Retained earnings		53,976,915	86,219,923
Equity		100,628,389	132,873,397
Deferred tax		44,558,862	36,531,952
Provisions		44,558,862	36,531,952
Debt to other credit institutions		601,323,934	0
Deposits		2,618,538	3,218,787
Non-current liabilities other than provisions	6	603,942,472	3,218,787
Trade payables		27,906,708	6,842,931
Payables to group enterprises		43,896,039	277,166,276
Other payables		3,125	1,258,429
Current liabilities other than provisions		71,805,872	285,267,636
Liabilities other than provisions		675,748,344	288,486,423
Equity and liabilities		820,935,595	457,891,772
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Statement of changes in equity for 2019

	Contributed capital DKK	Revaluation reserve DKK	Retained earnings DKK	Total DKK
Equity beginning of year	80,000	46,573,474	86,219,923	132,873,397
Decrease of capital	(2,000)	0	(29,998,000)	(30,000,000)
Profit/loss for the year	0	0	(2,245,008)	(2,245,008)
Equity end of year	78,000	46,573,474	53,976,915	100,628,389

Notes

1 Other financial expenses

	2019 DKK	2018 DKK
Financial expenses from group enterprises	4,583,245	176,264
Other interest expenses	3,735,207	911,316
Other financial expenses	(1)	1,239,193
	8,318,451	2,326,773

2 Tax on profit/loss for the year

	2019 DKK	2018 DKK
Current tax	(6,026,795)	0
Change in deferred tax	8,026,910	1,648,430
Adjustment concerning previous years	(2,709,739)	0
	(709,624)	1,648,430

3 Financial assets

	Investments in associates DKK
Cost beginning of year	19,651
Cost end of year	19,651
Carrying amount end of year	19,651

Investments in associates	Registered in	Corporate form	Equity interest %
Udbygningsselskabet af 2017 Komplementar ApS	Odense	ApS	40,9
Udbygningsselskabet af 2017 K/S	Copenhagen	K/S	40,9

4 Inventories

Inventories includes capitalized interest expenses and financing costs of DKK 74,776,869 (2018: 26,436,424)

5 Cash

Cash includes DKK 4,802,926 where the use is restricted for specific purposes, such as interest payments, project development or construction or pledged as security.

6 Non-current liabilities other than provisions

	Due after more than 12 months 2019 DKK
Debt to other credit institutions	601,323,934
Deposits	2,618,538
	603,942,472

7 Working conditions

Average number of employees	0
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8 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Gefion Group 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.

9 Assets charged and collateral

As security for the loans of DKK 601,323,933, an owner's mortgages in the amount DKK 580,000,000 has been granted on work in progress representing a book value of DKK 799,819,605 at 31 December 2019.

10 Group relations

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:
Gefion Group A/S, Copenhagen

Accounting policies

Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of certain provisions for reporting class C.

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

Non-comparability

The comparative figures is covering 18 months, due to changed financial year after entering the group, Gefion Group A/S. Current figures cover 12 months.

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, own work capitalised, other operating income and external expenses.

Revenue

The sale method is used to recognize income on projects sold. Thus, profit are recognized once the project has been sold, construction completed and all essential elements of the sales agreement fulfilled, including delivery and transfer of risk to the buyer.

Where the Group is in charge of development, letting and construction management, etc. on behalf of investors and receives fee income for such services, the fee income is recognized as income on a continuous basis in step with the provision of services.

Where a sold project consist of several instalment deliveries that can be segregated and the financial effect can be assessed separately and measured reliably for each delivery, the profit on the individual instalment delivery is recognized when all essential elements of the agreement have been fulfilled.

Rental income on completed projects and investment properties is accrued and recognized in accordance with the lease agreements concluded.

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 and project costs.

Depreciation, amortisation and impairment losses

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, as well as gains and losses from the sale of intangible assets as well as property, plant and equipment.

Other financial expenses

Other financial expenses comprise interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities as well as tax surcharge under the Danish Tax Prepayment Scheme 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**Investments in associates**

Investments in associates are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

Inventories

Work in progress consist of real property projects.

The project portfolio is recognized on the basis of the direct cost attributable to the projects, including interest during the project period. Where considered necessary, the projects have been written down to a lower value, and the capitalized amounts are subjected to impairment tests on a continuous basis to ensure that the assets are written down to the extent that the carrying amount exceeds the estimated net realizable value.

Receivables

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

Income tax payable or receivable

Current tax payable or receivable is recognised in the balance sheet, stated as tax computed on this year's

taxable income, adjusted for prepaid tax.

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. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

Prepayments

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

Cash

Cash comprises cash in hand and bank deposits.

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 or the planned settlement of each liability.

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.

Other financial liabilities

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