



Gefion

GROUP

Amager Strandvej 60-64/Ved Amagerbanen 37 ApS

Østergade 1, 1.
1100 Copenhagen
CVR No. 37511455

Annual report 2020

The Annual General Meeting adopted the annual report on 28.05.2021

Jacob Kruse Rasmussen
Chairman of the General Meeting

Contents

Entity details	2
Statement by Management	3
Independent auditor's report	4
Management commentary	7
Income statement for 2020	8
Balance sheet at 31.12.2020	9
Statement of changes in equity for 2020	11
Notes	12
Accounting policies	14

Entity details

Entity

Amager Strandvej 60-64/Ved Amagerbanen 37 ApS

Østergade 1, 1.

1100 Copenhagen

CVR No.: 37511455

Registered office: Copenhagen

Financial year: 01.01.2020 - 31.12.2020

Executive Board

Thomas Færch, CEO

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

2300 Copenhagen S

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 01.01.2020 - 31.12.2020.

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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

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, 05.05.2021

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 01.01.2020 - 31.12.2020, 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 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020 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, 05.05.2021

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 profit of DKK 16,891,104 against a loss of DKK 2,245,008 last year. The management consider the results as satisfactory.

Events after the balance sheet date

In 2021 additional stages of the Amager Strandvej project has been completed and transferred to the buyers with a sales value of approx. DKK 360 million.

Income statement for 2020

	Notes	2020 DKK	2019 DKK
Gross profit/loss		21,715,326	5,363,819
Other financial expenses	2	(58,700)	(8,318,451)
Profit/loss before tax		21,656,626	(2,954,632)
Tax on profit/loss for the year	3	(4,765,522)	709,624
Profit/loss for the year		16,891,104	(2,245,008)
Proposed distribution of profit and loss			
Retained earnings		16,891,104	(2,245,008)
Proposed distribution of profit and loss		16,891,104	(2,245,008)

Balance sheet at 31.12.2020

Assets

	Notes	2020 DKK	2019 DKK
Investments in associates		19,651	19,651
Financial assets	4	19,651	19,651
Fixed assets		19,651	19,651
Work in progress		428,977,436	799,819,605
Inventories	5	428,977,436	799,819,605
Trade receivables		14,684,598	0
Receivables from group enterprises		13,233,660	1,847,840
Other receivables		41,751,459	8,418,778
Joint taxation contribution receivable		0	6,026,795
Prepayments		42,958	0
Receivables		69,712,675	16,293,413
Cash	6	16,463,080	4,802,926
Current assets		515,153,191	820,915,944
Assets		515,172,842	820,935,595

Equity and liabilities

	Notes	2020 DKK	2019 DKK
Contributed capital		78,000	78,000
Revaluation reserve		46,573,474	46,573,474
Retained earnings		70,868,019	53,976,915
Equity		117,519,493	100,628,389
Deferred tax		23,163,881	44,558,862
Provisions		23,163,881	44,558,862
Debt to other credit institutions		223,064,907	601,323,934
Deposits		0	2,618,538
Non-current liabilities other than provisions	7	223,064,907	603,942,472
Prepayments received from customers		33,540,000	0
Trade payables		25,622,840	27,906,708
Payables to group enterprises		57,886,966	43,896,039
Joint taxation contribution payable		26,039,357	0
Other payables		8,335,398	3,125
Current liabilities other than provisions		151,424,561	71,805,872
Liabilities other than provisions		374,489,468	675,748,344
Equity and liabilities		515,172,842	820,935,595
Events after the balance sheet date	1		
Working conditions	8		
Contingent liabilities	9		
Assets charged and collateral	10		
Group relations	11		

Statement of changes in equity for 2020

	Contributed capital DKK	Revaluation reserve DKK	Retained earnings DKK	Total DKK
Equity beginning of year	78,000	46,573,474	53,976,915	100,628,389
Profit/loss for the year	0	0	16,891,104	16,891,104
Equity end of year	78,000	46,573,474	70,868,019	117,519,493

Notes

1 Events after the balance sheet date

In 2021 additional stages of the Amager Strandvej project has been completed and transferred to the buyers with a sales value of approx. DKK 360 million.

2 Other financial expenses

	2020 DKK	2019 DKK
Financial expenses from group enterprises	0	4,583,245
Other interest expenses	58,697	3,735,206
Other financial expenses	3	0
	58,700	8,318,451

3 Tax on profit/loss for the year

	2020 DKK	2019 DKK
Current tax	26,039,357	(6,026,795)
Change in deferred tax	(21,394,981)	8,026,910
Adjustment concerning previous years	0	(2,709,739)
Refund in joint taxation arrangement	121,146	0
	4,765,522	(709,624)

4 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

5 Inventories

Inventories include the addition of capitalized interest expenses and financing costs of DKK 20,649,627.

6 Cash

Cash includes DKK 16,463,080 where the use is restricted for specific purposes, such as interest payments,

project development or construction or pledged as security.

7 Non-current liabilities other than provisions

	Due after more than 12 months 2020 DKK
Debt to other credit institutions	223,064,907
	223,064,907

8 Working conditions

Average number of employees 0

9 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.

10 Assets charged and collateral

As security for the loans of DKK 223,064,908.04, an owner's mortgages in the amount DKK 726,000,000 has been granted on work in progress representing a book value of DKK 431,841,879 at 31 December 2020.

11 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.

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.

Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost, adjusted for ordinary inventory writedowns.

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.

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.

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.

Prepayments received from customers

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.