

DK Home Invest ApS

Sankt Peders Vej 6
2900 Hellerup

Årsrapport
1. januar 2017 - 31. december 2017

Årsrapporten er fremlagt og godkendt på
selskabets ordinære generalforsamling den

31/05/2018

Janusz P Dybek
Dirigent

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Virksomhedsoplysninger

Virksomheden

DK Home Invest ApS
Sankt Peders Vej 6
2900 Hellerup

e-mailadresse: info@lexcodk.com

CVR-nr: 37689890

Regnskabsår: 01/01/2017 - 31/12/2017

Bankforbindelse

NYKREDIT Bank Copenhagen
Kalvedbod Brygge 1 - 3
1780 Copenhagen V
DK Danmark

Ledespåtegning

Direktionen har dags dato behandlet og godkendt årsrapporten for først regnskabsår 2017.

The management board have today reviewed and adopted the first Annual Report for the financial year 2016.

Årsrapporten er aflagt i overensstemmelse med årsregnskabsloven.

The Annual Report has been prepared in accordance with the Danish Financial Statements Act.

Vi anser den valgte regnskabspraksis for hensigtsmæssig således at årsrapporten, efter vor opfattelse, giver et retvisende billede af selskabets aktiver, passiver, den finansielle stilling samt resultat.

We consider the accounting principles applied appropriate, and in our opinion, the Annual Report gives a true and fair view of the financial position and the results of operations.

Årsrapporten indstilles til generalforsamlingens godkendelse.

We recommend the Annual Report to be approved in the ordinary general meeting.

Hellerup,

Management Board

, den

Direktion

Miguel Bruno Nobrega Gouveia
director

Janusz Piotr Dybek
Director

Ledelsesberetning

Hovedaktiviteter - Principal activities

The objects of the Company are to invest in real estate projects in the EU, this may include, renovating, improving for the purpose of letting and sale of such real estate. Additional objects of the Company is purposes that directly or indirectly serves to further investment in real estate, including the borrowing or lending money and the granting of security, including the pledging of shares held by the Company, for any liabilities owed by the Company or any subsidiary or affiliated companies. To this end the company shall be entitled to hold interests in other enterprises, both at home and abroad, and to acquire or establish such enterprises.

Unusual circumstances

No unusual circumstances have affected the company's activities during the year.

Uncertainty relating to recognition and measurement

The company has no uncertainty relating to recognition and measurement.

The result for the period is acceptable considering current market conditions

Future prospects

The company expects good and interesting market conditions for the coming year.

Udviklingen i aktiviteter og økonomiske forhold - Development in activities and financial position

The company's financial position and the result of the year will be shown in the following income statement of the financial year 2017 and the balance sheet as per 31 December 2017.

Begivenheder efter regnskabets afslutning - Subsequent events

No significant events have occurred after the balance sheet date, which could have influence on the evaluation of the financial statements.

Anvendt regnskabspraksis

Årsrapporten er aflagt i overensstemmelse med årsregnskabslovens bestemmelser for Regnskabsklasse B.

Generelt

The annual report of the Company has been prepared in accordance with the provisions of the Danish Financial Statements Act for Class B companies.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised costs are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, write downs and provisions.

Assets are recognized in the balance sheet when it is likely that the future financial benefits will accrue on the company and when the value of the asset can be measured reliably.

Liabilities are recognized in the balance sheet when it is likely that the future financial benefits will be deducted from the company and when the value of the liability can be measured reliably.

The first recognition measures assets and liabilities at cost. Subsequently, assets and liabilities will be measured individually in respect of each accounting item as described below.

Certain financial assets and liabilities are measured at cost, thus recognizing a constant effective interest over the term. Amortized cost is computed as original cost less deductions, if any, as well as additions/deductions of the accumulated amortization of the difference between cost and nominal value.

Receivables, liabilities and other items in foreign currencies which are unsettled on the balance sheet date are translated at the exchange rate as at the balance sheet date.

Realized and unrealized exchange rate adjustments are included in the profit and loss account under financial items.

Resultatopgørelse - Income Statement

Other external expenses

Other external expenses comprise expenses for distribution, sale, marketing, administration, premises, bad debts, etc.

Financial items

Interest income and expense and similar items are recognized in the income statement with the amounts relating to the financial year. The financial items comprise interest income and expense, realized and unrealized exchange rate gains and losses resulting from transactions in foreign currencies.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

Any changes in deferred tax due to changes to tax rates are recognised in the income statement.

Balance

Balance sheet

Financial fixed assets

Receivables

Receivables are measured at amortised cost. Write-down is made for bad debt losses based on an individual assessment of receivables.

Tax assets, receivables and liabilities

Current tax liabilities and outstanding current tax are recognized in the balance sheet as computed tax on the taxable income for the year adjusted for tax on previous years' taxable income as well as for tax paid on account.

Deferred tax is measured on basis of the tax rules and tax rates ruling at balance sheet date, when the deferred tax is expected to become current tax. Changes in deferred tax because of changes in tax rates are recognized in the income statement. The current tax rate

Liabilities

Liabilities are measured at amortized cost equal to nominal value.

Resultatopgørelse 1. jan. 2017 - 31. dec. 2017

	Note	2017 kr.	2016 kr.
Nettoomsætning		668.081	333.398
Eksterne omkostninger		-573.843	-299.174
Bruttoresultat		94.238	34.224
Personaleomkostninger		-40.000	-14.000
Resultat af ordinær primær drift		54.238	20.224
Øvrige finansielle omkostninger		-9.703	-1.406
Ordinært resultat før skat		44.535	18.818
Årets resultat		44.535	18.818
Forslag til resultatdisponering			
Overført resultat		44.535	
I alt		44.535	18.818

Balance 31. december 2017

Aktiver

	Note	2017 kr.	2016 kr.
Likvide beholdninger		115.034	68.818
Omsætningsaktiver i alt		115.034	68.818
Aktiver i alt		115.034	68.818

Balance 31. december 2017

Passiver

	Note	2017 kr.	2016 kr.
Registreret kapital mv.	1	50.000	50.000
Overført resultat		63.353	18.818
Egenkapital i alt		113.353	68.818
Hensættelse til udskudt skat			93.585
Hensatte forpligtelser i alt			93.585
Leverandører af varer og tjenesteydelser		1.681	-93.585
Kortfristede gældsforpligtelser i alt		1.681	-93.585
Gældsforpligtelser i alt		1.681	-93.585
Passiver i alt		115.034	68.818

Egenkapitalopgørelse 1. jan. 2017 - 31. dec. 2017

	Registreret kapital mv. kr.	Overført resultat kr.	I alt kr.
Egenkapital, primo	50.000	18.818	68.818
Årets resultat		44.535	44.535
Egenkapital, ultimo	50.000	63.353	113.353

Noter

1. Registreret kapital mv.

Aktie-/anpartskapitalen består af 50.000 aktier a 10 kr. Aktierne/anparterne er ikke opdelt i klasser.

	kr.
Ændringer i aktiekapitalen de seneste fem regnskabsår:	
Aktiekapital 10.05.2016.	50.000
Tilgang dd.mm.åå, kapitaludvidelse	
Aktie-/anpartskapital ultimo	50.000