



MG Projekter ApS

Ny Carlsberg Vej 80
1799 København V
CVR No. 38063030

Annual report 2021

The Annual General Meeting adopted the
annual report on 15.05.2022

Ignace De Paepe

Chairman of the General Meeting

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Entity details

Entity

MG Projekter ApS
Ny Carlsberg Vej 80
1799 København V

Business Registration No.: 38063030
Date of foundation: 23.09.2016
Registered office: København
Financial year: 01.01.2021 - 31.12.2021

Executive Board

Ignace De Paepe

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab
Weidekampsgade 6
2300 Copenhagen S

Statement by Management

The Executive Board has today considered and approved the annual report of MG Projekter ApS for the financial year 01.01.2021 - 31.12.2021.

The annual report is presented in accordance with the Danish Financial Statements Act.

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021.

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

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

Copenhagen, 15.05.2022

Executive Board

Ignace De Paepe

Independent auditor's report

To the shareholders of MG Projekter ApS

Opinion

We have audited the financial statements of MG Projekter ApS for the financial year 01.01.2021 - 31.12.2021, 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 31.12.2021 and of the results of its operations for the financial year 01.01.2021 - 31.12.2021 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.

Copenhagen, 15.05.2022

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Jan Larsen

State Authorised Public Accountant
Identification No (MNE) mne16541

Management commentary

Primary activities

The Entity's primary activity is to erect investment property held for trading.

Description of material changes in activities and finances

The result for the year was a profit of DKK 11,003,620. The performance for the year is considered in line with expectation.

Events after the balance sheet date

No material events have occurred after the balance sheet date which affect the annual report.

Income statement for 2021

| | Notes | 2021 DKK | 2020 DKK |
|---|-------|-------------------|--------------------|
| Gross profit/loss | | 17,783,617 | 924,366 |
| Staff costs | 1 | (1,340,107) | (1,041,128) |
| Operating profit/loss | | 16,443,510 | (116,762) |
| Other financial income | 2 | 982,241 | 0 |
| Financial expenses from group enterprises | | (3,070,891) | (2,046,515) |
| Other financial expenses | | (186,240) | (1,074,467) |
| Profit/loss before tax | | 14,168,620 | (3,237,744) |
| Tax on profit/loss for the year | 3 | (3,165,000) | (182,047) |
| Profit/loss for the year | | 11,003,620 | (3,419,791) |
| Proposed distribution of profit and loss | | | |
| Retained earnings | | 11,003,620 | (3,419,791) |
| Proposed distribution of profit and loss | | 11,003,620 | (3,419,791) |

Balance sheet at 31.12.2021

Assets

| | Notes | 2021 DKK | 2020 DKK |
|-----------------------|-------|--------------------|--------------------|
| Assets held for sale | | 97,645,623 | 116,368,608 |
| Inventories | | 97,645,623 | 116,368,608 |
| Trade receivables | | 65,663,537 | 1,034,252 |
| Other receivables | | 4,392,909 | 1,779,894 |
| Income tax receivable | | 1,755,948 | 52,000 |
| Prepayments | | 1,000,000 | 0 |
| Receivables | | 72,812,394 | 2,866,146 |
| Cash | | 53,277,877 | 1,194,661 |
| Current assets | | 223,735,894 | 120,429,415 |
| Assets | | 223,735,894 | 120,429,415 |

Equity and liabilities

| | Notes | 2021 DKK | 2020 DKK |
|--|-------|--------------------|--------------------|
| Contributed capital | | 100,000 | 100,000 |
| Retained earnings | | 32,758,518 | 21,754,898 |
| Equity | | 32,858,518 | 21,854,898 |
| Trade payables | | 31,247,889 | 9,448,814 |
| Payables to group enterprises | | 146,177,464 | 54,004,610 |
| Income tax payable | | 13,390,931 | 0 |
| Other payables | | 61,092 | 35,121,093 |
| Current liabilities other than provisions | | 190,877,376 | 98,574,517 |
| Liabilities other than provisions | | 190,877,376 | 98,574,517 |
| Equity and liabilities | | 223,735,894 | 120,429,415 |

Contingent liabilities

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Statement of changes in equity for 2021

| | Contributed capital DKK | Retained earnings DKK | Total DKK |
|---------------------------|-------------------------------|-----------------------------|-------------------|
| Equity beginning of year | 100,000 | 21,754,898 | 21,854,898 |
| Profit/loss for the year | 0 | 11,003,620 | 11,003,620 |
| Equity end of year | 100,000 | 32,758,518 | 32,858,518 |

Notes

1 Staff costs

| | 2021 | 2020 |
|---------------------------------------|------------------|------------------|
| | DKK | DKK |
| Wages and salaries | 1,318,001 | 1,033,617 |
| Other social security costs | 22,106 | 7,511 |
| | 1,340,107 | 1,041,128 |
| Average number of full-time employees | 1 | 1 |

2 Other financial income

| | 2021 | 2020 |
|---|----------------|-------------|
| | DKK | DKK |
| Financial income from group enterprises | 982,241 | 0 |
| | 982,241 | 0 |

3 Tax on profit/loss for the year

| | 2021 | 2020 |
|------------------------|------------------|----------------|
| | DKK | DKK |
| Current tax | 3,165,000 | 0 |
| Change in deferred tax | 0 | 182,047 |
| | 3,165,000 | 182,047 |

4 Contingent liabilities

The Entity serves as the administration company in a Danish joint taxation arrangement. 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.

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 a few 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, and external expenses.

Changes in inventories of finished goods and work in progress

Changes in inventories of finished goods and work in progress comprise decreases or increases for the financial year in inventories of finished goods and work in progress. This item includes ordinary writedowns of such inventories. Changes in inventories of raw materials are included in costs of raw materials and consumables.

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, 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.

Property costs

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

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, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

Financial expenses from group enterprises

Financial expenses from group enterprises comprise interest expenses etc from payables to group enterprises.

Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and 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.

Balance sheet**Assets held for sale**

Assets held for sale are assets that are no longer in use and have been put up for sale. The assets are measured at the lower of carrying amount at the date of reclassification and net realisable value, and no amortisation or depreciation is made.

Receivables

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

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.

Prepayments

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

Cash

Cash comprises cash in hand and bank deposits.

Other financial liabilities

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