



**Gefion**  
GROUP

## Niels Juels Gade 9-13 ApS

Østergade 1, 1.  
1100 København K  
CVR No. 38240609

### **Annual report 2019**

The Annual General Meeting adopted the annual report on 02.06.2020

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**Jacob Kruse Rasmussen**

Chairman of the General Meeting

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# Entity details

## Entity

Niels Juels Gade 9-13 ApS

Østergade 1, 1.

1100 København K

CVR No.: 38240609

Registered office: København

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 Niels Juels Gade 9-13 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, 02.06.2020

## Executive Board

**Thomas Færch**  
CEO

# Independent auditor's report

## To the shareholders of Niels Juels Gade 9-13 ApS

### Opinion

We have audited the financial statements of Niels Juels Gade 9-13 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, 02.06.2020

#### **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 result from ordinary activities after tax are a profit of DKK 6,090,581 against a profit of DKK 70,600,910 last year. The management consider the result satisfactory.

## 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
<b>Gross profit/loss</b>		<b>2,459,162</b>	<b>101,524,034</b>
Fair value adjustments of investment property	1	1,513,805	4,999,999
<b>Operating profit/loss</b>		<b>3,972,967</b>	<b>106,524,033</b>
Other financial income	2	6,492,471	50,107
Other financial expenses	3	(8,827,758)	(15,976,625)
<b>Profit/loss before tax</b>		<b>1,637,680</b>	<b>90,597,515</b>
Tax on profit/loss for the year	4	4,452,901	(19,996,607)
<b>Profit/loss for the year</b>		<b>6,090,581</b>	<b>70,600,908</b>
<b>Proposed distribution of profit and loss</b>			
Ordinary dividend for the financial year		8,300,000	80,500,000
Retained earnings		(2,209,419)	(9,899,092)
<b>Proposed distribution of profit and loss</b>		<b>6,090,581</b>	<b>70,600,908</b>

# Balance sheet at 31.12.2019

## Assets

	Notes	2019 DKK	2018 DKK
Investment property		0	313,000,000
<b>Property, plant and equipment</b>	5	<b>0</b>	<b>313,000,000</b>
Deferred tax		38,500	0
<b>Other financial assets</b>	6	<b>38,500</b>	<b>0</b>
<b>Fixed assets</b>		<b>38,500</b>	<b>313,000,000</b>
Receivables from group enterprises		8,356,251	5,869,135
Other receivables		1,008,995	120,982
Joint taxation contribution receivable		2,382,730	0
Prepayments		0	57,881
<b>Receivables</b>		<b>11,747,976</b>	<b>6,047,998</b>
<b>Cash</b>	7	<b>249,240</b>	<b>528,001</b>
<b>Current assets</b>		<b>11,997,216</b>	<b>6,575,999</b>
<b>Assets</b>		<b>12,035,716</b>	<b>319,575,999</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2019 DKK</b>	<b>2018 DKK</b>
Contributed capital		100,000	100,000
Retained earnings		2,825,628	5,035,047
Proposed dividend		8,300,000	80,500,000
<b>Equity</b>		<b>11,225,628</b>	<b>85,635,047</b>
Deferred tax		0	19,992,135
<b>Provisions</b>		<b>0</b>	<b>19,992,135</b>
Deposits		0	5,869,833
<b>Non-current liabilities other than provisions</b>		<b>0</b>	<b>5,869,833</b>
Trade payables		320,361	1,590,889
Payables to group enterprises		0	203,742,264
Other payables		489,727	2,745,831
<b>Current liabilities other than provisions</b>		<b>810,088</b>	<b>208,078,984</b>
<b>Liabilities other than provisions</b>		<b>810,088</b>	<b>213,948,817</b>
<b>Equity and liabilities</b>		<b>12,035,716</b>	<b>319,575,999</b>
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# Statement of changes in equity for 2019

	Contributed capital DKK	Retained earnings DKK	Proposed dividend DKK	Total DKK
Equity beginning of year	100,000	5,035,047	80,500,000	85,635,047
Ordinary dividend paid	0	0	(80,500,000)	(80,500,000)
Profit/loss for the year	0	(2,209,419)	8,300,000	6,090,581
<b>Equity end of year</b>	<b>100,000</b>	<b>2,825,628</b>	<b>8,300,000</b>	<b>11,225,628</b>

# Notes

## 1 Fair value adjustments of investment property

The fair value adjustment of investment property total DKK 1.513.805.

## 2 Other financial income

	<b>2019</b>	<b>2018</b>
	<b>DKK</b>	<b>DKK</b>
Financial income from group enterprises	6,492,471	50,107
	<b>6,492,471</b>	<b>50,107</b>

## 3 Other financial expenses

	<b>2019</b>	<b>2018</b>
	<b>DKK</b>	<b>DKK</b>
Financial expenses from group enterprises	8,771,512	15,958,528
Other interest expenses	56,246	18,097
	<b>8,827,758</b>	<b>15,976,625</b>

## 4 Tax on profit/loss for the year

	<b>2019</b>	<b>2018</b>
	<b>DKK</b>	<b>DKK</b>
Current tax	17,617,270	0
Change in deferred tax	(20,030,635)	19,996,607
Adjustment concerning previous years	(2,039,536)	0
	<b>(4,452,901)</b>	<b>19,996,607</b>

## 5 Property, plant and equipment

	<b>Investment property DKK</b>
Cost beginning of year	308,000,000
Disposals	(308,000,000)
<b>Cost end of year</b>	<b>0</b>
Fair value adjustments beginning of year	5,000,000
Reversal regarding disposals	(5,000,000)
<b>Fair value adjustments end of year</b>	<b>0</b>
<b>Carrying amount end of year</b>	<b>0</b>

Investment properties consist of one property, which has been sold within the financial year.

## 6 Financial assets

	<b>Deferred tax DKK</b>
Additions	38,500
<b>Cost end of year</b>	<b>38,500</b>
<b>Carrying amount end of year</b>	<b>38,500</b>

## 7 Cash

Cash includes DKK 249.240 where the use is restricted to specific purposes, such as interest payments, project development or construction or pledged as security.

## 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 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.

## Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other nonmonetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, fair value adjustments of investment property and external expenses

### Revenue

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

**Fair value adjustments of investment property**

Fair value adjustment of investment property comprises adjustments for the financial year of the Entity's investment properties measured at fair value at the balance sheet date.

**Other operating income**

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

**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 income**

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from 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.

**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****Investment property**

On initial recognition, investment properties are measured at cost consisting of the acquisition price of the properties plus directly related acquisition costs.

Subsequent to initial recognition, investment properties are measured at fair value which is equivalent to the amount at which the individual property may be sold to an independent buyer at the balance sheet date.

Fair value is determined by using the yield-based model as the calculated value in use of expected cash flows from each property. The calculation is based on budgeted net earnings for the next year that has been adjusted to normal earnings, and using a required yield rate that reflects current market yield rates for similar properties. The value is adjusted for factors not reflected in normal earnings, for example, actual vacancy rate, major refurbishments etc.

The financial year's adjustments of the properties' fair value are recognised in the income statement.

**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. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.



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.

**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.

**Prepayments**

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

**Cash**

Cash comprises cash in hand and bank deposits.

**Dividend**

Dividend is recognised as a liability at the time of adoption at the general meeting. Proposed dividend for the financial year is disclosed as a separate item in equity. Extraordinary dividend adopted in the financial year is recognised directly in equity when distributed and disclosed as a separate item in Management's proposal for distribution of profit/loss.

**Other financial liabilities**

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