



Gefion

GROUP

GG St. Kongensgade 100 og 106 P/S

Østergade 1, 1.
1100 Copenhagen
CVR No. 38306847

Annual report 2020

The Annual General Meeting adopted the annual report on 07.06.2021

Jacob Kruse Rasmussen
Chairman of the General Meeting

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Entity details

Entity

GG St. Kongensgade 100 og 106 P/S

Østergade 1, 1.

1100 Copenhagen

CVR No.: 38306847

Registered office: Copenhagen

Financial year: 01.01.2020 - 31.12.2020

Board of Directors

Jacob Kruse Rasmussen, Chairman

Thomas Færch

Jens Rytter

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 GG St. Kongensgade 100 og 106 P/S 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, 07.06.2021

Executive Board

Thomas Færch
CEO

Board of Directors

Jacob Kruse Rasmussen
Chairman

Thomas Færch

Jens Rytter

Independent auditor's report

To the shareholders of GG St. Kongensgade 100 og 106 P/S

Opinion

We have audited the financial statements of GG St. Kongensgade 100 og 106 P/S 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, 07.06.2021

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 result from ordinary activities is a profit of DKK 246,132 compared to a loss of DKK 321,323 last year. The management consider the result as expected.

Events after the balance sheet date

In the beginning of 2021 we have entered into agreements about partial disposal of the property. The remaining part is expected to be sold in 2021.

Except this no events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

Income statement for 2020

	Notes	2020 DKK	2019 DKK
Gross profit/loss		(220,436)	(421,876)
Other financial income	2	547,200	109,820
Other financial expenses	3	(80,632)	(9,267)
Profit/loss for the year		246,132	(321,323)
Proposed distribution of profit and loss			
Retained earnings		246,132	(321,323)
Proposed distribution of profit and loss		246,132	(321,323)

Balance sheet at 31.12.2020

Assets

	Notes	2020 DKK	2019 DKK
Work in progress		315,901,108	200,976,415
Inventories	4	315,901,108	200,976,415
Other receivables		693,003	0
Receivables		693,003	0
Cash	5	243,809	94,084,723
Current assets		316,837,920	295,061,138
Assets		316,837,920	295,061,138

Equity and liabilities

	Notes	2020 DKK	2019 DKK
Contributed capital		1,000,000	1,000,000
Retained earnings		(100,602)	(346,734)
Equity		899,398	653,266
Debt to other credit institutions		238,898,901	0
Other payables		1,459,814	0
Non-current liabilities other than provisions	6	240,358,715	0
Loans raised by the issuance of bonds		0	232,692,140
Trade payables		1,099,941	2,916,056
Payables to group enterprises		72,429,570	56,186,349
Other payables		2,050,296	2,613,327
Current liabilities other than provisions		75,579,807	294,407,872
Liabilities other than provisions		315,938,522	294,407,872
Equity and liabilities		316,837,920	295,061,138
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Statement of changes in equity for 2020

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	1,000,000	(346,734)	653,266
Profit/loss for the year	0	246,132	246,132
Equity end of year	1,000,000	(100,602)	899,398

Notes

1 Events after the balance sheet date

In the beginning of 2021 we have entered into agreements about partial disposal of the property. The remaining part is expected to be sold in 2021.

Except this, no events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

2 Other financial income

	2020 DKK	2019 DKK
Exchange rate adjustments	547,200	109,820
	547,200	109,820

3 Other financial expenses

	2020 DKK	2019 DKK
Other interest expenses	80,557	0
Exchange rate adjustments	75	0
Other financial expenses	0	9,267
	80,632	9,267

4 Inventories

Inventories include the addition of capitalized interest expenses and financing costs of DKK 29,073,101.

5 Cash

Cash includes DKK 243,809 where the use is restricted to 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 2020 DKK	Outstanding after 5 years 2020 DKK
Debt to other credit institutions	238,898,901	
Other payables	1,459,814	1,459,814
	240,358,715	1,459,814

7 Working conditions

Average number of employees

0

8 Contingent liabilities

The estate of a former contractor has brought a claim for additional payments for construction work. The company has established a counterclaim in excess of the claim raised. This obligation has not been provisioned for.

In addition, a contractor has claimed the release of a contractor's guarantee, the payment of additional construction work in addition to the construction fee and the payment of construction fees. The company has established a counterclaim in excess of the claim raised. This obligation has also not been provisioned for.

The outcome of the cases may be difficult to assess and the outcome may, by its very nature, differ from the company's assessment.

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 238,898,901, an owner's mortgages in the amount DKK 240,000,000 has been granted on work in progress representing a book value of DKK 315,901,108 at 31 December 2020.

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, project costs 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 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.

Other financial income

Other financial income comprises interest income, including exchange gains on payables and transactions in foreign currencies.

Other financial expenses

Other financial expenses comprise interest expenses, payables and transactions in foreign currencies, amortisation of financial liabilities.

Balance sheet**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.

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.