



Euro Economics VIII ApS

Amaliegade 22, 1.
1256 København K
CVR No. 38472739

Annual report 2019

The Annual General Meeting adopted the
annual report on 31.08.2020

Claus Molbech Bendtsen

Chairman of the General Meeting

Contents

Entity details	2
Statement by Management	3
Independent auditor's extended review report	4
Management commentary	6
Income statement for 2019	7
Balance sheet at 31.12.2019	8
Statement of changes in equity for 2019	10
Notes	11
Accounting policies	13

Entity details

Entity

Euro Economics VIII ApS

Amaliegade 22, 1.

1256 København K

CVR No.: 38472739

Registered office: København

Financial year: 01.01.2019 - 31.12.2019

Executive Board

Claus Molbech Bendtsen

Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

City Tower, Værkmestergade 2

8000 Aarhus C

Statement by Management

The Executive Board have today considered and approved the annual report of Euro Economics VIII 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 my 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.

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, 31.08.2020

Executive Board

Claus Molbech Bendtsen

Independent auditor's extended review report

To the shareholders of Euro Economics VIII ApS

Conclusion

We have performed an extended review of the financial statements of Euro Economics VIII 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.

Based on our extended review, 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 conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section. We are independent of the Entity in accordance with the International Ethics Standards Board for 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting 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 extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity

personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

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 extended review 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 extended review 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 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.

Aarhus, 31.08.2020

Deloitte

Statsautoriseret Revisionspartnerselskab
CVR No. 33963556

Morten Gade Steinmetz

State Authorised Public Accountant
Identification No (MNE) mne34145

Management commentary

Primary activities

The Company's activity consists of acquiring and operating real estate.

Development in activities and finances

Profit for the year of DKK 1,943k is considered satisfactory.

Uncertainty relating to recognition and measurement

The Company's investment properties are measured at fair value. The fair value of the investment properties are recognized at DKK 55,200k. Revaluations and impairment losses of investment properties are based on accounting judgements based on market value calculations of the net rent.

The required rate of return is set so that it is considered to reflect the market's actual required rate of return on similar properties. There is uncertainty related to determining the required rate of return and an increase in this of 0.5 percentage points will reduce the fair value by approx. DKK 6,4m as per the mentioning in the annual report's notes for investment properties.

Events after the balance sheet date

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

The outbreak of the pandemic COVID-19 took place after the balance sheet date. It is difficult to assess how this will affect the Company's financial position and development.

Income statement for 2019

	Notes	2019 DKK	2018 DKK
Gross profit/loss		2,110,521	2,101,206
Fair value adjustments of investment property		1,545,249	365,994
Operating profit/loss		3,655,770	2,467,200
Financial expenses from group enterprises		(749,070)	(791,902)
Other financial expenses		(448,547)	(872,863)
Profit/loss before tax		2,458,153	802,435
Tax on profit/loss for the year	1	(515,079)	(176,000)
Profit/loss for the year		1,943,074	626,435
Proposed distribution of profit and loss			
Retained earnings		1,943,074	626,435
Proposed distribution of profit and loss		1,943,074	626,435

Balance sheet at 31.12.2019

Assets

	Notes	2019 DKK	2018 DKK
Investment property		55,200,000	53,500,000
Property, plant and equipment	2	55,200,000	53,500,000
Fixed assets		55,200,000	53,500,000
Trade receivables		42,232	0
Other receivables		31,496	16,630
Joint taxation contribution receivable		0	52,921
Receivables		73,728	69,551
Cash		0	1,531,067
Current assets		73,728	1,600,618
Assets		55,273,728	55,100,618

Equity and liabilities

	Notes	2019 DKK	2018 DKK
Contributed capital		50,000	50,000
Retained earnings		3,494,709	1,551,635
Equity		3,544,709	1,601,635
Deferred tax		1,006,000	490,921
Provisions		1,006,000	490,921
Mortgage debt		29,884,005	30,881,397
Non-current liabilities other than provisions	3	29,884,005	30,881,397
Current portion of non-current liabilities other than provisions	3	998,469	997,062
Bank loans		114,450	0
Deposits		842,423	800,138
Prepayments received from customers		143,226	156,975
Trade payables		111,769	111,408
Payables to group enterprises		18,417,712	19,921,563
Other payables		210,965	139,519
Current liabilities other than provisions		20,839,014	22,126,665
Liabilities other than provisions		50,723,019	53,008,062
Equity and liabilities		55,273,728	55,100,618
Contingent liabilities	4		
Assets charged and collateral	5		

Statement of changes in equity for 2019

	Contributed capital DKK	Retained earnings DKK	Total DKK
Equity beginning of year	50,000	1,551,635	1,601,635
Profit/loss for the year	0	1,943,074	1,943,074
Equity end of year	50,000	3,494,709	3,544,709

Notes

1 Tax on profit/loss for the year

	2019 DKK	2018 DKK
Current tax	0	(52,921)
Change in deferred tax	515,079	228,921
	515,079	176,000

2 Property, plant and equipment

	Investment property DKK
Cost beginning of year	52,002,676
Additions	154,751
Cost end of year	52,157,427
Fair value adjustments beginning of year	1,497,324
Fair value adjustments for the year	1,545,249
Fair value adjustments end of year	3,042,573
Carrying amount end of year	55,200,000

Revaluations and impairment losses of investment properties are based on accounting judgements based on market value calculations of the net rent.

As described under accounting policies, investment properties are measured at fair value using the return-based model. The average required rate of return of the Company's properties is 3.7% at 31.12.2019. An increase of the required rate of return of 0.5 percentage points will reduce the total fair value by approx. DKK 6.4m. A reduction of the required rate of return of 0.5 percentage points will increase the value by approx. DKK 8.3m.

The actual rent per m² of the property amounts to DKK 1,630. The size of the property is 1,672 m². There has been vacancy in the property in the financial year. The company has signed a lease with tenants, which can be terminated with three months notice.

3 Non-current liabilities other than provisions

	Due within 12 months 2019 DKK	Due within 12 months 2018 DKK	Due after more than 12 months 2019 DKK	Outstanding after 5 years 2019 DKK
Mortgage debt	998,469	997,062	29,884,005	25,809,663
	998,469	997,062	29,884,005	25,809,663

4 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Euro Economics ApS 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.

5 Assets charged and collateral

Mortgage debt is secured by way of mortgage on properties.

The carrying amount of mortgaged properties is DKK 55,200k.

Maximized suretyship of DKK 60,000k has been issued in relation to the company's group enterprise with its bank connection. Bank debt at December 31, 2019 is DKK 57.819k.

The company guarantees for all mortgage debt of the group enterprises below:

Euro Economics I ApS - Central Business Registration No 36730862
Euro Economics II ApS - Central Business Registration No 36074698
Euro Economics III ApS - Central Business Registration No 32788823
Euro Economics IV ApS - Central Business Registration No 37362670
Euro Economics V ApS - Central Business Registration No 37546208
Euro Economics VI ApS - Central Business Registration No 38133365
Euro Economics VII ApS - Central Business Registration No 38428276
Euro Economics IX ApS - Central Business Registration No 38667629
Euro Economics X ApS - Central Business Registration No 20805285
Euro Economics XI ApS - Central Business Registration No 40304118

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, other operating income, cost of raw materials and consumables and external expenses.

Revenue

Revenue consist of rental income from renting of tenancy to businesses and private. Rental income is recognized in the income statement according to the maturity principle.

Fair value adjustments of investment property

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

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.

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 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**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 applying 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.

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.

Cash

Cash comprises 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. 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.

Deferred tax relating to retaxation of previously deducted losses in foreign subsidiaries is recognised on the basis of an actual assessment of the purpose of each subsidiary.

Mortgage debt

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

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.