

NY CARLSBERG VEJ CENTRE APS
c/o Regus Denmark Holding ApS,
Tuborg Boulevard 12, 3. sal,
2900 Hellerup

Annual report for 2019

Adopted at the annual general meeting on
9 July 2020

DocuSigned by:



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Lynsey Ann Blair
chairman

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STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Ny Carlsberg Vej Centre ApS for the financial year 1 January - 31 December 2019.

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

In my opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2019 and of the results of the company's operations for the financial year 1 January - 31 December 2019.


In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 9 July 2020

Executive board

DocuSigned by:

Lynsey Ann Blair
director

COMPANY DETAILS

The company

Ny Carlsberg Vej Centre ApS
c/o Regus Denmark Holding ApS
Tuborg Boulevard 12, 3. sal
2900 Hellerup

CVR no.: 38 51 72 60

Reporting period: 1 January - 31 December 2019

Incorporated: 17. March 2017

Domicile: Gentofte

Executive board

Lynsey Ann Blair

MANAGEMENT'S REVIEW

Business review

The company operates as a provider of office facilities.

Financial review

The company's income statement for the year ended 31 December 2019 shows a loss of DKK 7.645.157, and the balance sheet at 31 December 2019 shows negative equity of DKK 10.591.721.

Going concern:

It is the current intention of IWG Group to provide the Company with sufficient financial funds in order to enable the Company to fulfil at any time its payment obligations, but no written commitments has been given. Reference is made to note 1 for more details.

ACCOUNTING POLICIES

The annual report of Ny Carlsberg Vej Centre ApS for 2019 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected provisions as regards larger entities.

The accounting policies applied are consistent with those of last year.

The annual report for 2019 is presented in DKK

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits will flow to the company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, consumables and other external expenses.

Revenue

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

ACCOUNTING POLICIES

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of intangible assets and property, plant and equipment.

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Tax on profit/loss for the year

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

Balance sheet

Tangible assets

Items of plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Other fixtures and fittings, tools and equipment.	3-10 years
Leasehold improvements	10 years or lease period years

Assets costing less than DKK 13.800 are expensed in the year of acquisition.

Receivables

Receivables are measured at amortised cost.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

ACCOUNTING POLICIES

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Liabilities

Liabilities, which include trade payables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	Note	2019 DKK	2018 DKK
Gross profit		-6.633.408	-2.927.275
Depreciation		<u>-1.046.680</u>	<u>-153.320</u>
Profit/loss before net financials		-7.680.088	-3.080.595
Financial income		0	210
Financial costs	2	<u>-531.741</u>	<u>-86.316</u>
Profit/loss before tax		-8.211.829	-3.166.701
Tax on profit/loss for the year	3	<u>566.672</u>	<u>190.848</u>
Profit/loss for the year		<u>-7.645.157</u>	<u>-2.975.853</u>
 Recommended appropriation of profit/loss			
Retained earnings		<u>-7.645.157</u>	<u>-2.975.853</u>
		<u>-7.645.157</u>	<u>-2.975.853</u>

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2019</u> DKK	<u>2018</u> DKK
ASSETS			
Other fixtures and fittings, tools and equipment		2.972.450	3.048.357
Leasehold improvements		6.842.148	6.192.817
Tangible assets	4	<u>9.814.598</u>	<u>9.241.174</u>
Total non-current assets		<u>9.814.598</u>	<u>9.241.174</u>
Trade receivables		5.013	0
Receivables from group enterprises		597.308	518.982
Other receivables		1.115.377	483.732
Corporation tax		566.672	190.848
Prepayments		2.701.658	0
Receivables		<u>4.986.028</u>	<u>1.193.562</u>
Total current assets		<u>4.986.028</u>	<u>1.193.562</u>
Total assets		<u><u>14.800.626</u></u>	<u><u>10.434.736</u></u>

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2019</u> DKK	<u>2018</u> DKK
EQUITY AND LIABILITIES			
Share capital		50.000	50.000
Retained earnings		-10.641.721	-2.996.564
Equity		-10.591.721	-2.946.564
Trade payables		3.013.126	2.721.168
Payables to group enterprises		19.731.870	9.978.320
Other payables		2.647.351	681.812
Total current liabilities		25.392.347	13.381.300
Total liabilities		25.392.347	13.381.300
Total equity and liabilities		14.800.626	10.434.736
Uncertainty about the continued operation (going concern)	1		
Contingent liabilities	5		
Related parties and ownership structure	6		

STATEMENT OF CHANGES IN EQUITY

	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 1 January 2019	50.000	-2.996.564	-2.946.564
Net profit/loss for the year	<u>0</u>	<u>-7.645.157</u>	<u>-7.645.157</u>
Equity at 31 December 2019	<u>50.000</u>	<u>-10.641.721</u>	<u>-10.591.721</u>

NOTES

1 UNCERTAINTY ABOUT THE CONTINUED OPERATION (GOING CONCERN)

As regards uncertainties concerning the enterprises ability to continue as a going concern, management has assumed, that IWG Group will continue to provide the necessary liquidity available to the company for the current year.

The company has not received commitments from the IWG Group. The executive board expects, through strategic measures, that the capital can be restored over a number of years.

	2019 DKK	2018 DKK
2 FINANCIAL COSTS		
Financial expenses, group entities	520.619	59.931
Other financial costs	7.260	5.642
Exchange adjustments costs	3.862	20.743
	531.741	86.316

3 TAX ON PROFIT/LOSS FOR THE YEAR

Current tax for the year	-566.672	-190.848
	-566.672	-190.848

4 TANGIBLE ASSETS

	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1 January 2019	3.140.375	6.254.119
Additions for the year	431.738	1.188.367
Cost at 31 December 2019	3.572.113	7.442.486
Impairment losses and depreciation at 1 January 2019	92.018	61.302
Depreciation for the year	507.645	539.036
Impairment losses and depreciation at 31 December 2019	599.663	600.338
Carrying amount at 31 December 2019	2.972.450	6.842.148

NOTES

5 CONTINGENT LIABILITIES

Regus Management ApS being the administration company, the company is subject to the Danish scheme of joint taxation and, as from the financial year 2017, unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

As from 2017, the company is unlimited jointly and severally liable with the other jointly taxed companies for any obligation to withhold tax interest, royalties and dividends.

Any subsequent adjustments of corporate taxes or withheld taxes etc. may changes in the company's liabilities.

The company is jointly tax registered with other Regus companies and is therefore jointly liable for VAT settlement.

Other rent and lease liabilities as of December 31st 2019: 41,479 tDKK. (2018: 47,069 tDKK.)

6 RELATED PARTIES AND OWNERSHIP STRUCTURE

Other related parties

IWG Plc, 22 Grenville Street, st. Heller, JE4 8PX Jersey.