

**Niels Juels Gade 9-13  
Holding 1 ApS**

Østergade 1, 1.  
1100 København K  
Business Registration No  
39099152

**Annual report 20.11.2017  
- 31.12.2018**

The Annual General Meeting adopted the annual report on 10.05.2019

**Chairman of the General Meeting**

---

Name: Thomas Færch

## Contents

	<b><u>Page</u></b>
Entity details	1
Statement by Management on the annual report	2
Independent auditor's report	3
Management commentary	6
Income statement for 2017/18	7
Balance sheet at 31.12.2018	8
Statement of changes in equity for 2017/18	10
Notes	11
Accounting policies	13

## Entity details

### Entity

Niels Juels Gade 9-13 Holding 1 ApS  
Østergade 1, 1.  
1100 København K

Central Business Registration No (CVR): 39099152

Registered in: København

Financial year: 20.11.2017 - 31.12.2018

### Executive Board

Thomas Færch, CEO

### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
Postboks 1600  
0900 København C

## **Statement by Management on the annual report**

The Board of Directors and the Executive Board have today considered and approved the annual report of Niels Juels Gade 9-13 Holding 1 ApS for the financial year 20.11.2017 - 31.12.2018.

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 31.12.2018 and of the results of its operations for the financial year 20.11.2017 - 31.12.2018.

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, 10.05.2019

### **Executive Board**

Thomas Færch  
CEO

# Independent auditor's report

## To the shareholders of Niels Juels Gade 9-13 Holding 1 ApS

### Opinion

We have audited the financial statements of Niels Juels Gade 9-13 Holding 1 ApS for the financial year 20.11.2017 - 31.12.2018, 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 31.12.2018 and of the results of its operations for the financial year 20.11.2017 - 31.12.2018 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:

## Independent auditor's report

- 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.

## **Independent auditor's report**

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, 10.05.2019

### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
Central Business Registration No (CVR) 33963556

Lars Andersen  
State Authorised Public Accountant  
Identification No (MNE) mne27762

## Management commentary

### Primary activities

The principle 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 loss of DKK 362.774. The management consider the result as expected.

The company has lost more than half of the contributed capital and is therefore subject to the Company Act §119. The company expects to restore the capital through future earnings.

### 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.



## Income statement for 2017/18

	<u>Notes</u>	<u>2017/18</u> <u>DKK</u>
<b>Gross profit/loss</b>		<b>(41.468)</b>
Other financial income	2	65.288
Other financial expenses	3	<u>(419.726)</u>
<b>Profit/loss before tax</b>		<b>(395.906)</b>
Tax on profit/loss for the year	4	<u>33.132</u>
<b>Profit/loss for the year</b>		<b><u>(362.774)</u></b>
<b>Proposed distribution of profit/loss</b>		
Retained earnings		<u>(362.774)</u>
		<b><u>(362.774)</u></b>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2017/18</u> <u>DKK</u>
Investments in group enterprises		15.050.000
Deferred tax		<u>33.132</u>
<b>Fixed asset investments</b>	5	<b><u>15.083.132</u></b>
<b>Fixed assets</b>		<b><u>15.083.132</u></b>
Receivables from group enterprises		<u>57.744</u>
<b>Receivables</b>		<b><u>57.744</u></b>
<b>Cash</b>	6	<b><u>44.058</u></b>
<b>Current assets</b>		<b><u>101.802</u></b>
<b>Assets</b>		<b><u>15.184.934</u></b>

## Balance sheet at 31.12.2018

	<u>Notes</u>	<u>2017/18</u> <u>DKK</u>
Contributed capital		50.000
Retained earnings		<u>(362.774)</u>
<b>Equity</b>		<b><u>(312.774)</u></b>
Payables to group enterprises		15.457.082
Other payables		<u>40.626</u>
<b>Current liabilities other than provisions</b>		<b><u>15.497.708</u></b>
<b>Liabilities other than provisions</b>		<b><u>15.497.708</u></b>
<b>Equity and liabilities</b>		<b><u>15.184.934</u></b>
Staff costs	1	
Contingent liabilities	7	
Group relations	8	

## Statement of changes in equity for 2017/18

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
	<u>          </u>	<u>          </u>	<u>          </u>
Contributed upon formation	50.000	0	50.000
Profit/loss for the year	<u>0</u>	<u>(362.774)</u>	<u>(362.774)</u>
<b>Equity end of year</b>	<b><u>50.000</u></b>	<b><u>(362.774)</u></b>	<b><u>(312.774)</u></b>

## Notes

	<u>2017/18</u>
<b>1. Staff costs</b>	
Average number of employees	<u>0</u>
	<u>2017/18</u>
	<u>DKK</u>
<b>2. Other financial income</b>	
Financial income arising from group enterprises	<u>65.288</u>
	<b><u>65.288</u></b>
	<u>2017/18</u>
	<u>DKK</u>
<b>3. Other financial expenses</b>	
Financial expenses from group enterprises	419.626
Other interest expenses	<u>100</u>
	<b><u>419.726</u></b>
	<u>2017/18</u>
	<u>DKK</u>
<b>4. Tax on profit/loss for the year</b>	
Change in deferred tax	<u>(33.132)</u>
	<b><u>(33.132)</u></b>
	<u>Invest-</u>
	<u>ments in</u>
	<u>group</u>
	<u>enterprises</u>
	<u>DKK</u>
<b>5. Fixed asset investments</b>	
Additions	<u>15.050.000</u>
<b>Cost end of year</b>	<b><u>15.050.000</u></b>
	<u>Deferred</u>
	<u>tax</u>
	<u>DKK</u>
<b>Carrying amount end of year</b>	<b><u>15.050.000</u></b>
	<b><u>33.132</u></b>

## Notes

	<u>Registered in</u>	<u>Corpo- rate form</u>	<u>Equity inte- rest %</u>
Investments in group enterprises comprise:			
Niels Juels Gade 9-13 Holding ApS	Copenhagen	ApS	100,0

### 6. Cash

Cash includes DKK 44.058 where the use is restricted for specific purposes, such as interest payments, project development, construction or pledged as security.

### 7. 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.

### 8. Group relations

Name and registered office of the Parent preparing consolidated financial statements for the largest group:

Gefion Group A/S, Copenhagen

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.

### Consolidated financial statements

Referring to section 110 of the Danish Financial Statements Act, no consolidated financial statements have been prepared.

### Income statement

#### Gross profit or loss

Gross profit or loss comprises external expenses.

#### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities.

#### Other financial income

Other financial income comprises interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets as well as tax relief under the Danish Tax Prepayment Scheme etc.

#### 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 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.

### Balance sheet

#### Investments in group enterprises

Investments in group enterprises are measured at cost. Investments are written down to the lower of recoverable amount and carrying amount.

#### 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 or the planned settlement of each liability.

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.

## **Accounting policies**

### **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.