

# Marmorbyen Øst Komplementar ApS

c/o Cobblestone A/S  
Gammel Køge Landevej 57, 3., 2500 Valby

CVR no. 39 16 63 56

## Annual report 2019

Approved at the Company's annual general meeting on 27 May 2020

Chairman:

  
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Louise Hertz





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## Statement by the Board of Directors and the Executive Board

Today, the Board of Directors and the Executive Board have discussed and approved the annual report of Marmorbyen Øst Komplementar ApS for the financial year 1 January - 31 December 2019.

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

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

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Copenhagen, 27 May 2020  
Executive Board:



Sabina Suvalija

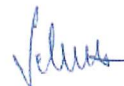
Board of Directors:



Louise Hertz  
Chairman



Sabina Suvalija



Klaus Alois Schmitt

## Independent auditor's report

To the shareholders of Marmorbyen Øst Komplementar ApS

### Opinion

We have audited the financial statements of Marmorbyen Øst Komplementar ApS for the financial year 1 January - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year 1 January - 31 December 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 the 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 our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

We are independent of the Company 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 rules and requirements.

### 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company 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 as to 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 the 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.

## Independent auditor's report

- ▶ 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 Company'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 Company'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 Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and contents of the financial statements, including the note disclosures, 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's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the Management's review, 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's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 27 May 2020  
ERNST & YOUNG  
Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Kaare K. Lendorf  
State Authorised Public Accountant  
mne33819

## Management's review

### Company details

Name	Marmorbyen Øst Komplementar ApS
Address, Postal code, City	c/o Cobblestone A/S Gammel Køge Landevej 57, 3., 2500 Valby
CVR no.	39 16 63 56
Established	12 December 2017
Registered office	Copenhagen
Financial year	1 January - 31 December
Board of Directors	Louise Hertz, Chairman Sabina Suvalija Klaus Alois Schmitt
Executive Board	Sabina Suvalija
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

## Management commentary

### Business review

The limited partnership is general partner of Marmorbyen Øst P/S.

### Financial review

The income statement for 2019 shows a loss of DKK 21,165 against a loss of DKK 28,500 last year, and the balance sheet at 31 December 2019 shows a negative equity of DKK 4,665.

### Events after the balance sheet date

The coronavirus outbreak (COVID-19) has had a significant impact on the world economy in the beginning of 2020.

The COVID-19 outbreak might have a potential affect on the Company's business processes and the valuation of investments in group enterprises.

The company's realized results are generally in line with the expectations for Q1 2020.

The Company has lost more than half of the share capital. Management expects the Company to re-establish the equity through debt conversion

Furthermore, no other events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

## Financial statements 1 January - 31 December

### Income statement

Note	DKK	2019	2018
	Other external expenses	<u>-26,928</u>	<u>-28,500</u>
	Gross profit	-26,928	-28,500
3	Financial expenses	<u>-207</u>	<u>0</u>
	Profit/loss before tax	-27,135	-28,500
4	Tax for the year	<u>5,970</u>	<u>0</u>
	Profit/loss for the year	<u><u>-21,165</u></u>	<u><u>-28,500</u></u>
	Recommended appropriation of profit/loss		
	Retained earnings/accumulated loss	<u>-21,165</u>	<u>-28,500</u>
		<u><u>-21,165</u></u>	<u><u>-28,500</u></u>

## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	2019	2018
	<b>ASSETS</b>		
	Non-fixed assets		
	Receivables		
	Receivables from group enterprises	19,026	35,000
	Joint taxation contribution receivable	5,970	0
		<u>24,996</u>	<u>35,000</u>
	Total non-fixed assets	<u>24,996</u>	<u>35,000</u>
	<b>TOTAL ASSETS</b>	<u>24,996</u>	<u>35,000</u>
	<b>EQUITY AND LIABILITIES</b>		
	Equity		
	Share capital	50,000	50,000
	Retained earnings	-54,665	-33,500
	Total equity	<u>-4,665</u>	<u>16,500</u>
	Liabilities other than provisions		
	Current liabilities other than provisions		
	Payables to group enterprises	16,251	0
	Other payables	13,410	18,500
		<u>29,661</u>	<u>18,500</u>
	Total liabilities other than provisions	<u>29,661</u>	<u>18,500</u>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<u>24,996</u>	<u>35,000</u>

- 1 Accounting policies
- 2 Staff costs





## Financial statements 1 January - 31 December

### Statement of changes in equity

DKK	Share capital	Retained earnings	Total
Equity at 1 January 2019	50,000	-33,500	16,500
Transfer through appropriation of loss	0	-21,165	-21,165
Equity at 31 December 2019	50,000	-54,665	-4,665

The Company has lost more than half of the share capital. Management expects the Company to re-establish the equity through debt conversion

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Marmorbyen Øst Komplementar ApS for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

#### Reporting currency

The financial statements are presented in Danish kroner (DKK).

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rate at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the most recent financial statements is recognised in the income statement as financial income or financial expenses.

#### Income statement

##### Revenue

Revenue comprising income from partnership is recognised in the period to which it relates.

##### Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

##### Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Balance sheet

##### Receivables

Receivables are measured at amortised cost.

The Company has chosen IAS 39 as interpretation for impairment of financial receivables.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

##### Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

##### Cash

Cash comprise cash and short term securities which are readily convertible into cash and subject only to minor risks of changes in value.

##### Other payables

Other payables are measured at net realisable value.

#### 2 Staff costs

The Company has no employees.

DKK	2019	2018
3 Financial expenses	<u>207</u>	<u>0</u>
Other financial expenses	<u>207</u>	<u>0</u>
4 Tax for the year	<u>-5,970</u>	<u>0</u>
Estimated tax charge for the year	<u>-5,970</u>	<u>0</u>