

# **The Bird Cph Airport ApS**

**Gammel Strand 42, 1., 1202 København K**

**Company reg. no. 39 30 73 67**

## **Annual report**

**1 January - 31 December 2020**

The annual report was submitted and approved by the general meeting on the 30 June 2021.

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**Eddy Karen Egizarian**  
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

## **Management's report**

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Today, the executive board has presented the annual report of The Bird Cph Airport ApS for the financial year 1 January - 31 December 2020.

The annual report has been presented in accordance with the Danish Financial Statements Act.

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 December 2020 and of the company's results of activities in the financial year 1 January – 31 December 2020.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

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

Copenhagen, 30 June 2021

### **Executive board**

Daniel Vesti Knuttel

Lasse Jørgen Wiwe

## **Independent auditor's report**

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### **To the shareholders of The Bird Cph Airport ApS**

#### **Qualified opinion**

We have audited the financial statements of The Bird Cph Airport 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, except for the potential effects of the matters described in the "Basis for qualified opinion" section on the comparative figures, the financial statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 1 January – 31 December 2020 in accordance with the Danish Financial Statements Act.

#### **Basis for qualified opinion**

We were elected as auditors of the Company on the general meeting on the 2 December 2019. We were not able to obtain sufficient and appropriate audit evidence regarding the opening balance as at 1 January 2019. As opening balances affect the income statement for 2019, we were not able to determine whether adjustments to the Company's income statement for 2019 might have been necessary. Consequently, our opinion on the financial statement for 2019 was modified. Our opinion on the financial statements for the current period has also been modified due to the potential effect of the matter on the comparability between the current period's figures and the comparative figures.

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 our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified 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 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.

## Independent auditor's report

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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 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 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 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.

## Independent auditor's report

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- 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, 30 June 2021

### EY Godkendt Revisionspartnerselskab

State Authorised Public Accountants  
Company reg. no. 30 70 02 28

Lissen Fagerlin Hammer  
State Authorised Public Accountant  
mne27747

Karsten Faurholt  
State Authorised Public Accountant  
mne41309

## Company information

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### **The company**

The Bird Cph Airport ApS  
Gammel Strand 42, 1.  
1202 København K

Company reg. no. 39 30 73 67

Established: 5 February 2018

Domicile:

Financial year: 1 January 2020 - 31 December 2020

### **Executive board**

Daniel Vesti Knuttel  
Lasse Jørgen Wiwe

### **Auditors**

EY, Godkendt Revisionspartnerselskab  
Dirch Passers Allé 36  
2000 Frederiksberg

### **Parent company**

The Bird Mother ApS

## **Management commentary**

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### **The principal activities of the company**

Like previous years, the company's purpose is to operate a restaurant.

### **Development in activities and financial matters**

The gross loss for the year totals DKK -596.196 against DKK -1.480.972 last year. Loss after tax totals DKK -635.114 against DKK -5.549.330 last year. The management does not considers the result profit for the year to be satisfactory.

During the first financial years, the company has realized a loss, so the company's equity is negative. The Company has received a letter of comfort from NoHo Partners Oyj, to ensure that the Company can continue its operations and meet their liabilities as they fall due.

Reference is made to Note 1

### **Events occurring after the end of the financial year**

The company has ceased its activity and it is now being considered how the company should be incorporated into the rest of the group going forward.

Reference is made to Note 2



## Income statement 1 January - 31 December

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All amounts in DKK.

<u>Note</u>	<u>2020</u>	<u>2019</u>
<b>Gross loss</b>	<b>-596.196</b>	<b>-1.480.972</b>
3 Staff costs	-120.783	-2.731.041
Depreciation and impairment of property, land, and equipment	0	-2.723.238
<b>Operating profit</b>	<b>-716.979</b>	<b>-6.935.251</b>
4 Financial income	90.738	69.714
5 Financial costs	-162.493	-248.989
<b>Pre-tax profit or loss</b>	<b>-788.734</b>	<b>-7.114.526</b>
Tax for the year	153.620	1.565.196
<b>Net profit or loss for the year</b>	<b>-635.114</b>	<b>-5.549.330</b>
<b>Proposed appropriation of net profit:</b>		
Allocated from retained earnings	-635.114	-5.549.330
<b>Total allocations and transfers</b>	<b>-635.114</b>	<b>-5.549.330</b>

## Statement of financial position at 31 December

All amounts in DKK.

<u>Note</u>	<u>2020</u>	<u>2019</u>
<b>Assets</b>		
<b>Non-current assets</b>		
6 Other fixtures and fittings, tools and equipment	0	822.815
7 Leasehold improvements	0	2.432.545
Total property, plant, and equipment	<u>0</u>	<u>3.255.360</u>
<b>Total non-current assets</b>	<b><u>0</u></b>	<b><u>3.255.360</u></b>
<b>Current assets</b>		
Raw materials and consumables	0	210.251
Total inventories	<u>0</u>	<u>210.251</u>
Trade receivables	3.750	166.342
Receivables from group enterprises	50.000	6.320.066
Deferred tax assets	1.787.140	2.020.196
Tax receivables from group enterprises	386.676	0
Other receivables	88.139	0
Prepayments	12.237	218.064
Total receivables	<u>2.327.942</u>	<u>8.724.668</u>
Cash and cash equivalents	<u>0</u>	<u>45.887</u>
<b>Total current assets</b>	<b><u>2.327.942</u></b>	<b><u>8.980.806</u></b>
<b>Total assets</b>	<b><u>2.327.942</u></b>	<b><u>12.236.166</u></b>

## Statement of financial position at 31 December

All amounts in DKK.

<u>Note</u>	<u>2020</u>	<u>2019</u>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Contributed capital	50.000	50.000
Results brought forward	-7.804.387	-7.169.273
<b>Total equity</b>	<b>-7.754.387</b>	<b>-7.119.273</b>
<b>Liabilities other than provisions</b>		
Leasing liabilities	318.199	428.507
Other payables	0	16.746
Total long term liabilities other than provisions	318.199	445.253
Short-term part of long-term liabilities	110.310	105.197
Bank debts	0	1.665.935
Trade payables	13.334	920.412
Payables to group enterprises	9.605.598	15.279.721
Other payables	34.888	938.921
Total short term liabilities other than provisions	9.764.130	18.910.186
<b>Total liabilities other than provisions</b>	<b>10.082.329</b>	<b>19.355.439</b>
<b>Total equity and liabilities</b>	<b>2.327.942</b>	<b>12.236.166</b>

- 1 Capital loss
- 2 Subsequent events
- 8 Collaterals and security
- 9 Contingencies
- 10 Related parties

## Statement of changes in equity

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All amounts in DKK.

	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity 1 January 2019	50.000	-1.619.943	-1.569.943
Profit or loss for the year brought forward	<u>0</u>	<u>-5.549.330</u>	<u>-5.549.330</u>
Equity 1 January 2020	50.000	-7.169.273	-7.119.273
Profit or loss for the year brought forward	<u>0</u>	<u>-635.114</u>	<u>-635.114</u>
	<u><b>50.000</b></u>	<u><b>-7.804.387</b></u>	<u><b>-7.754.387</b></u>

## Notes

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All amounts in DKK.

### 1. Capital loss

During the first financial years, the company has realized a loss, so the company's equity is negative. The Company has received a letter of comfort from NoHo Partners Oyj, to ensure that the Company can continue its operations and meet their liabilities as they fall due.

### 2. Subsequent events

The company has ceased its activity and it is now being considered how the company should be incorporated into the rest of the group going forward.

	<u>2020</u>	<u>2019</u>
<b>3. Staff costs</b>		
Salaries and wages	90.593	2.657.323
Pension costs	3.667	73.718
Other costs for social security	26.523	0
	<u>120.783</u>	<u>2.731.041</u>
 Average number of employees	<u>1</u>	<u>8</u>
 <b>4. Financial income</b>		
Interest income, group enterprises	90.738	69.714
	<u>90.738</u>	<u>69.714</u>
 <b>5. Financial costs</b>		
Financial costs, group enterprises	60.605	125.547
Other financial costs	101.888	123.442
	<u>162.493</u>	<u>248.989</u>

## Notes

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All amounts in DKK.

### 6. Other fixtures and fittings, tools and equipment

Cost 1 January 2020	945.537	186.147
Additions during the year	0	759.390
Disposals during the year	-945.537	0
<b>Cost 31 December 2020</b>	<b>0</b>	<b>945.537</b>
Amortisation and writedown 1 January 2020	-122.722	-15.437
Depreciation for the year	0	-107.285
Reversal of depreciation, amortisation and writedown, assets disposed of	122.722	0
<b>Amortisation and writedown 31 December 2020</b>	<b>0</b>	<b>-122.722</b>
<b>Carrying amount, 31 December 2020</b>	<b>0</b>	<b>822.815</b>

### 7. Leasehold improvements

Cost 1 January 2020	5.283.655	5.283.655
Disposals during the year	-5.283.655	0
<b>Cost 31 December 2020</b>	<b>0</b>	<b>5.283.655</b>
Depreciation and writedown 1 January 2020	-2.851.110	-224.658
Depreciation for the year	0	-748.799
Depreciation, amortisation and writedown for the year, assets disposed of	0	-1.877.653
Reversal of depreciation, amortisation and writedown, assets disposed of	2.851.110	0
<b>Depreciation and writedown 31 December 2020</b>	<b>0</b>	<b>-2.851.110</b>
<b>Carrying amount, 31 December 2020</b>	<b>0</b>	<b>2.432.545</b>

### 8. Collaterals and security

For group bank loans and credit facilities the company has provided security with a maximum of:

Nordic Hospitality Partners Denmark ApS: DKK 47.824.000

Cocks & Cows Cph Airport ApS: DKK 4.500.000

Cocks & Cows ApS: DKK 4.000.000

The Bird Tivoli ApS: DKK 325.000

Chicks By Chicks Tivoli ApS: DKK 153.000

## Notes

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All amounts in DKK.

### 9. Contingencies

#### Joint taxation

With Nordic Hospitality Partners Denmark A/S, company reg. no 39427958 as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

### 10. Related parties

#### Consolidated financial statements

The company is included in the consolidated financial statements of NoHo Partners Oyj, Hatanpään Valtatie 1B FI 33100

## Accounting policies

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The annual report for The Bird Cph Airport ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

Effective from the financial year 2020, the Company has implemented amending act. no. 1716 of 27 December 2018 to the Danish Financial Statements Act. The implementation of the amending act has not affected the Company's accounting policies on recognition and measurement of assets and liabilities but has solely entailed a requirement for further disclosures. The accounting policies used in the preparation of the financial statements are consistent with those of last year.

The annual report is presented in DKK.

### Income statement

#### Gross loss

Gross profit The company has adopted § 32 from the Danish Financial Statements Act.

Gross loss comprises the revenue, changes in inventories of finished goods, and work in progress, work performed for own account and capitalised, other operating income, and external costs.

The enterprise is applying IAS 18 as its basis of interpretation for the recognition of revenue.

Revenue is recognised in the income statement if delivery and passing of risk to the buyer have taken place before the end of the year and if the income can be determined reliably and inflow is anticipated. Recognition of revenue is exclusive of VAT and taxes and less any discounts relating directly to sales.

Cost of sales comprises costs concerning purchase of raw materials and consumables less discounts and changes in inventories.

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise, including profit from the disposal of intangible and tangible assets and received government grants.

Other external costs comprise costs incurred for distribution, sales, advertising, administration, premises, loss on receivables, and operational leasing costs.

#### Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members. Staff costs are less government reimbursements.

#### Depreciation and writedown for impairment

Depreciation and writedown for impairment comprise depreciation on and writedown for impairment of tangible assets.



## Accounting policies

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### Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

### Tax for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

## Statement of financial position

### Property, plant, and equipment

Property, plant, and equipment are measured at cost less accrued depreciation and writedown for impairment.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The depreciation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount, the depreciation is discontinued.

If the depreciation period or the residual value is changed, the effect on amortisation will, in future, be recognised as a change in the accounting estimates.

The cost comprises acquisition cost and costs directly associated with the acquisition until the time when the asset is ready for use.

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing, and the individual component representing a material part of the total cost.

Leasehold improvements are measured at cost less accrued depreciations.

Depreciation is done on a straight-line basis according to an assessment of the expected useful life:

	Useful life
Leasehold improvements	5-10 years
Other fixtures and fittings, tools and equipment	5-10 years

## Accounting policies

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Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement as other operating income or other operating expenses.

### Leases

The enterprise is applying IAS 17 as its base of interpretation for recognition of classification and recognition of leases.

At their initial recognition in the statement of financial position, leases concerning property, plant, and equipment where the company holds all essential risks and advantages associated with the proprietary right (finance lease) are measured either at fair value or at the present value of the future lease payments, whichever value is lower. When calculating the present value, the discount rate used is the internal rate of return of the lease or, alternatively, the borrowing rate of the enterprise. Hereafter, assets held under a finance lease are treated in the same way as other similar property, plant, and equipment.

The capitalised residual lease commitment is recognised in the statement of financial position as a liability other than provisions, and the interest part of the lease is recognised in the income statement for the term of the contract.

All other leases are regarded as operating leases. Payments in connection with operating leases and other lease agreements are recognised in the income statement for the term of the contract. The company's total liabilities concerning operating leases and lease agreements are recognised under contingencies, etc.

### Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets, including finance leased assets, are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

## Accounting policies

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### Inventories

Inventories are measured at cost according to the FIFO method. In cases when the net realisable value of the inventories is lower than the cost, the latter is written down for impairment to this lower value.

Costs of goods for raw materials and consumables comprise acquisition costs plus delivery costs.

The net realisable value for inventories is recognised as the market price less costs of completion and selling costs. The net realisable value is determined with due consideration of negotiability, obsolescence, and the development of expected market prices.

### Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. In order to meet expected losses, they are written down for impairment to the net realisable value.

### Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand.

### Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Income tax receivable" or "Income tax payable".

According to the rules of joint taxation, The Bird Cph Airport ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

## **Accounting policies**

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Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

### **Liabilities other than provisions**

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at net realisable value which usually corresponds to the nominal value.

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## Lasse Jørgen Wiwe

Direktør

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## Daniel Vesti Knuttel

Direktør

Serienummer: PID:9208-2002-2-248629034907

IP: 91.133.xxx.xxx

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## Karsten Faurholt

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## Lissen Fagerlin Hammer

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