

**ZI Real Estate & Facility Management
ApS**

Transformervej 19
2860 Søborg

CVR no. 39 51 63 57

Annual report for 2020

Adopted at the annual general meeting
on 23 June 2021

Zdenka Infeld
chairman

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Company details

The company

ZI Real Estate & Facility Management ApS
Transformervej 19
2860 Søborg

CVR no.: 39 51 63 57

Reporting period: 1 January - 31 December 2020

Incorporated: 11 april 2018

Domicile: Gladsaxe

Executive board

Zdenka Infeld, director

Auditors

Statsautoriseret revisor Ole Tønnesen
Roskildevej 12 A
3400 Hillerød

Statement by management on the annual report

The executive board has today discussed and approved the annual report of ZI Real Estate & Facility Management ApS for the financial year 1 January - 31 December 2020.

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 2020 and of the results of the company's operations for the financial year 1 January - 31 December 2020.

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

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

Søborg, 16 June 2021

Executive board

Zdenka Infeld
Director

Independent auditor's report

To the shareholder of ZI Real Estate & Facility Management ApS

Opinion

We have audited the financial statements of ZI Real Estate & Facility Management ApS for the financial year 1 January - 31 December 2020, which comprise income statement, balance sheet, notes and summary of significant accounting policies. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the company's financial position 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 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 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 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 the 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.

Independent auditor's report

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:

- 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.
- Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

Independent auditor's report

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 management's review

Management is responsible for management's review.

Our opinion on the financial statements does not cover 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 management's review and, in doing so, consider whether 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 management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that management's review 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 management's review.

Hillerød, 16 June 2021

Statsautoriseret revisor Ole Tønnesen
CVR no. 32 82 10 30

Ole Tønnesen
State Authorized Public Accountant
MNE no. mne10049

Management's review

Business review

The activity of the company is to own and rent real estate.

Financial review

The company's income statement for the year ended 31. december 2020 shows a loss of DKK 380.351, and the balance sheet at 31 December 2020 shows negative equity of DKK 1.350.774.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Accounting policies

The annual report of ZI Real Estate & Facility Management ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

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

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 and other external expenses.

Revenue

Rental income is recognised in the income statement, provided that the transfer of risk has taken place and that the income can be measured reliably and is expected to be received.

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Other external expenses

Other external expenses include expenses related to the property and administration.

Amortisation, depreciation and impairment losses

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of 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.

Tax on profit/loss for the year

The company is subject to the Danish rules on compulsory joint taxation.

On payment of joint taxation contributions, the current Danish income tax is allocated between the jointly taxed entities in proportion to their taxable income. Entities with tax losses receive joint taxation contributions from entities that have been able to use tax losses to reduce their own taxable profits.

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.

Accounting policies

Balance sheet

Tangible assets

The depreciable amount is cost less the expected residual value at the end of the useful life. Land is not depreciated.

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:

Buildings	50 years
Other fixtures and fittings, tools and equipment	3-5 years

Gains or losses from the disposal of property, plant and equipment are recognised in the income statement as other operating income or other operating expenses, respectively.

Receivables

Debtors are measured at amortised value which usually corresponds to face value. In order to meet expected losses, writedowns takes place at the net realisation value.

Prepayments

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

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.

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.

Accounting policies

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates 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 latest financial statements is recognised in the income statement as financial income or financial expenses.

Fixed assets acquired in foreign currencies are translated at the exchange rate at the transaction date.

Income statement 1 January 2020 - 31 December 2020

	Note	2020 DKK	2019 DKK
Gross profit		220.877	-327.066
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		-290.612	0
Profit/loss before net financials		-69.735	-327.066
Financial costs	1	-349.356	-329.779
Profit/loss before tax		-419.091	-656.845
Tax on profit/loss for the year		38.740	125.328
Profit/loss for the year		-380.351	-531.517
 Recommended appropriation of profit/loss			
Retained earnings		-380.351	-531.517
		-380.351	-531.517

Balance sheet at 31 December 2020

	Note	2020	2019
		DKK	DKK
Assets			
Land and buildings		15.922.198	14.804.980
Other fixtures and fittings, tools and equipment		66.667	80.000
Tangible assets		15.988.865	14.884.980
Total non-current assets		15.988.865	14.884.980
Other receivables		177.961	337.529
Deferred tax asset		38.740	125.328
Prepayments		7.532	5.970
Receivables		224.233	468.827
Cash at bank and in hand		1.045.193	687.743
Total current assets		1.269.426	1.156.570
Total assets		17.258.291	16.041.550

Balance sheet at 31 December 2020

	Note	2020 DKK	2019 DKK
Equity and liabilities			
Share capital		50.000	50.000
Retained earnings		-1.400.774	-1.020.423
Equity		-1.350.774	-970.423
Debt to related companies		16.961.616	14.813.680
Total non-current liabilities	2	16.961.616	14.813.680
Trade payables		325.432	176.756
Debt to related companies		1.322.017	2.021.537
Total current liabilities		1.647.449	2.198.293
Total liabilities		18.609.065	17.011.973
Total equity and liabilities		17.258.291	16.041.550
Contingent assets, liabilities and other financial obligations.	3		

Notes

	2020 DKK	2019 DKK
1 Financial costs		
Financial costs related companies	344.064	327.114
Other financial costs	5.292	2.665
	349.356	329.779

2 Long term debt

	Debt at 1 January 2020	Debt at 31 December 2020	Instalment next year	Debt outstanding after 5 years
Debt to related companies	14.813.680	16.961.616	0	0
	14.813.680	16.961.616	0	0

3 Contingent assets, liabilities and other financial obligations.

The company is part in a joint taxation with the sister company Jargar Strings ApS. Jargar Strings ApS is the registered administration company. The companies are jointly liable for the payment of the consolidated corporation taxes. The consolidated corporation taxes at the end of the financial year is DKK 0.