



## Avre 12 DK ApS under frivillig likvidation

Silkeborgvej 2  
8000 Aarhus C  
CVR No. 39547449

## Annual report 2019

The Annual General Meeting adopted the  
annual report on 16.09.2020

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**Morten Hans Jakobsen**  
Chairman of the General Meeting

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# Entity details

## Entity

Avre 12 DK ApS under frivillig likvidation  
Silkeborgvej 2  
8000 Aarhus C

CVR No.: 39547449

Registered office: Aarhus

Financial year: 01.01.2019 - 31.12.2019

## Liquidator

Marc Jean Pierre Sénéchal, LIKVIDATOR, Louis Marie Christophe Basse, LIKVIDATOR,

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Tværkajen 5  
P. O. Box 10  
5100 Odense

# Statement by Liquidators

The Liquidators have today considered and approved the annual report of Avre 12 DK ApS under frivillig likvidation for the financial year 01.01.2019 - 31.12.2019.

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 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019.

We believe that the liquidator's 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.

France, 16.09.2020

## Liquidator

Marc Jean Pierre Sénéchal, LIKVIDATOR, Louis Marie Christophe Basse, LIKVIDATOR,

# Independent auditor's report

## To the shareholders of Avre 12 DK ApS under frivillig likvidation

### Opinion

We have audited the financial statements of Avre 12 DK ApS under frivillig likvidation for the financial year 01.01.2019 - 31.12.2019, 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 31.12.2019 and of the results of its operations for the financial year 01.01.2019 - 31.12.2019 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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.

### Emphasis of matter regarding circumstances in the financial statements

We point out that the Entity is in liquidation. Consequently, the financial statements are not prepared on a going concern basis. Our opinion has not been modified with respect to this matter.

### Management's responsibilities for the financial statements

The Liquidator 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 the Liquidator determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Liquidator.
- 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**

The Liquidator is responsible for the liquidator commentary.

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

Based on the work we have performed, we conclude that the liquidator 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 liquidator commentary.

Odense, 16.09.2020

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Jan Larsen**

State Authorised Public Accountant  
Identification No (MNE) mne16541

**Heino Hyllested Tholsgaard**

State Authorised Public Accountant  
Identification No (MNE) mne34511

# Management commentary

## Primary activities

The company's prime activity is purchase and sale of properties. The property is sold in this year, and the company has no activity and is being closed.

## Development in activities and finances

Profit for the year is DKK 4.827.162, which Liquidators considers satisfactory under the circumstances.

## Outlook

It is expected that the Company will be shut down by voluntary liquidation in 2020.

## 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 2019

	Notes	2019 DKK	2018 DKK
Revenue		337,578	0
Other operating income	2	9,706,186	0
Other external expenses		(1,278,134)	(338,503)
Property costs		(406,354)	(139,958)
<b>Gross profit/loss</b>		<b>8,359,276</b>	<b>(478,461)</b>
Other financial income		55	0
Impairment losses on financial assets	3	(1,880,708)	0
Financial expenses from group enterprises		(179,914)	(1,064,669)
Other financial expenses		(6,269)	0
<b>Profit/loss before tax</b>		<b>6,292,440</b>	<b>(1,543,130)</b>
Tax on profit/loss for the year	4	(1,465,278)	0
<b>Profit/loss for the year</b>		<b>4,827,162</b>	<b>(1,543,130)</b>
<b>Proposed distribution of profit and loss:</b>			
Retained earnings		4,827,162	(1,543,130)
<b>Proposed distribution of profit and loss</b>		<b>4,827,162</b>	<b>(1,543,130)</b>

# Balance sheet at 31.12.2019

## Assets

	Notes	2019 DKK	2018 DKK
Assets held for sale		0	23,822,517
<b>Inventories</b>		<b>0</b>	<b>23,822,517</b>
Receivables from group enterprises		221,786	1,543,130
Other receivables	5	32,838,511	0
<b>Receivables</b>		<b>33,060,297</b>	<b>1,543,130</b>
<b>Cash</b>		<b>182,390</b>	<b>200,000</b>
<b>Current assets</b>		<b>33,242,687</b>	<b>25,565,647</b>
<b>Assets</b>		<b>33,242,687</b>	<b>25,565,647</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2019 DKK</b>	<b>2018 DKK</b>
Contributed capital		200,000	200,000
Retained earnings		4,827,162	0
<b>Equity</b>		<b>5,027,162</b>	<b>200,000</b>
Trade payables		415,943	12,749
Payables to group enterprises		26,148,096	25,317,898
Income tax payable		1,465,278	0
Other payables		186,208	35,000
<b>Current liabilities other than provisions</b>		<b>28,215,525</b>	<b>25,365,647</b>
<b>Liabilities other than provisions</b>		<b>28,215,525</b>	<b>25,365,647</b>
<b>Equity and liabilities</b>		<b>33,242,687</b>	<b>25,565,647</b>
Going concern	1		
Contingent liabilities	6		

# Statement of changes in equity for 2019

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	200,000	0	200,000
Profit/loss for the year	0	4,827,162	4,827,162
<b>Equity end of year</b>	<b>200,000</b>	<b>4,827,162</b>	<b>5,027,162</b>

# Notes

## 1 Going concern

It was decided at the extraordinary general meeting held on 24 May 2019 to liquidate the Company according to the provisions of the Danish Companies Act governing voluntary winding-up of limited liability companies.

Since the Company is in the course of liquidation, the Company's accounting policies have been adjusted to reflect this, and the annual report is presented according to the net realisable principle. The Company is expected to be liquidated in 2020 as a voluntary liquidation.

## 2 Other operating income

Other operating income consist of profit from the sale of property.

## 3 Impairment losses on financial assets

Impairment losses on financial assets consists of write-down of group receivables.

## 4 Tax on profit/loss for the year

	<b>2019</b>	<b>2018</b>
	<b>DKK</b>	<b>DKK</b>
Current tax	1,465,278	0
	<b>1,465,278</b>	<b>0</b>

## 5 Other receivables

Other receivables consist mainly of deposit of property's selling price.

## 6 Contingent liabilities

The Company participates in a Danish joint taxation arrangement in which Antalis A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Company is therefore liable for income taxes etc. for the jointly taxed companies and also for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed companies.

# 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.

## Non-comparability

The period for the comparison year is 03.05.2018-31.12.2018.

## Changes in accounting policies

The Company is in liquidation according to the rules of voluntary liquidation. Consequently, this year's accounting policies have been changed as recognition, measurement and classification and preparation of financial statement items, etc have been performed in consideration of the Company's assets and liabilities being subject to realisation.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Revenue

Revenue is measured ex. discounts and bonuses etc. And is recognised in the income statement provided that transfer of risk to the buyer has taken place before year end. Revenue is measured ex. VAT and taxes charged on

benefit of third parties. Revenue also includes intercompany re-charges.

### **Other operating income**

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities.

### **Other external expenses**

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

### **Property costs**

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

### **Other financial income**

Other financial income comprises dividends etc received on other investments, interest income, including interest income on receivables from group enterprises, net capital 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.

### **Impairment losses on financial assets**

Impairment losses on financial assets comprise impairment losses on financial assets which are not measured at fair value on a current basis.

### **Financial expenses from group enterprises**

Financial expenses from group enterprises comprise interest expenses etc from payables to group enterprises.

### **Other financial expenses**

Other financial expenses comprise interest expenses, including expenses on payables to group enterprises, net capital 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**

### **Assets held for sale**

Assets held for sale are assets that are no longer in use and have been put up for sale. The assets are measured at the lower of carrying amount at the date of reclassification and net realisable value, and no amortisation or depreciation is made.

### **Receivables**

Receivables are measured at net realisable value.

**Cash**

Cash comprises cash in hand and bank deposits.

**Other financial liabilities**

Other financial liabilities are measured at net realisable value.

**Income tax receivable or payable**

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.