

Opus Greve Invest ApS

Bredgade 3, 3
1260 København K

Annual report
12 June 2018 - 31 December 2018

**The annual report has been presented and
approved on the company's general meeting the**

18/06/2019

Stefano James Oragano
Chairman of general meeting

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Company information

Reporting company Opus Greve Invest ApS
Bredgade 3, 3
1260 København K

CVR-nr: 39644614
Reporting period: 12/06/2018 - 31/12/2018

Statement by Management

The Management has today presented the Annual Report for 2018 of Opus Greve Invest ApS.

The annual report, which has not been audited, is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2018, and the results for the financial year 12 June – 31 December 2018. Also, we believe that the Management report contains a fair review of the affairs and conditions referred to therein.

The annual report is submitted for adoption by the General Meeting

Management considers the conditions for opting out of audit to be met.

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Management

Thorsten Brüdigam
Director

Management's Review

Principal Activities

The company principal activity is to own, administer and lease out property

Reasons for any major changes in your Company's activities or economy

The board believes the result lived up to expectations.

Events after the end of the financial year

The company has purchased a building and has started operating in April 2019

Accounting Policies

The annual report has been prepared in accordance with the regulation applying to Reporting class B.

General about recognition and measurement

Income is recognised in the income statement as and when it is earned, including recognition of value adjustments of financial assets and liabilities. Any costs, including depreciation, amortisation and impairment, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is likely that future economic benefits will accrue to the Company and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is likely that future economic benefits will not accrue to the Company and the value of the liability can be measured reliably.

The initial recognition measures assets and liabilities at cost. Subsequently, assets and liabilities are measured as described in the following for each item.

Certain financial assets and liabilities are measured at amortised cost, recognising a constant yield to maturity. Amortised cost is stated at initial cost less any deductions and with addition/deduction of the accumulated amortisation on the difference between cost and nominal amount.

The Annual Report has been prepared in DKK

Other external expenses

Other external expenses include cost of sales, advertising, administration, buildings, bad debts, operational lease expenses, etc.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from investments in financial assets, debt and transactions in foreign currencies, amortisation of financial assets and liabilities as well as charges and allowances under the tax-on-account scheme etc. Financial income and expenses are recognised in the income statement by the amounts that relate to the financial year.

BALANCE SHEET

Financial non-current assets

Investments in group companies are measured at acquisition cost. Under circumstances where the acquisition cost exceeds the net realisable value, then the value of the investments is written down to the lower value.

Receivables

Receivables are measured at amortised cost. The value will be reduced by the provision for bad debts.

Prepayments

Prepayments recognised as assets include prepaid expenses relating to subsequent financial years.

Dividends

Dividends that are expected to be paid during the year are shown as a separate item in equity after decision at the Annual General Meeting.

Financial liabilities

Financial liabilities are recognised initially at the proceeds net of loan expenses incurred. In the subsequent

periods the financial liabilities are measured at amortised cost equal to the capitalised value by using the effective yield method in order for the difference between the proceeds and the redemption value to be recognised in the income statement over the period of the loan.

Other liabilities are measured at amortised cost corresponding substantially to nominal value.

Translation of foreign currencies

Transactions in foreign currencies are translated at exchange rates approximating those in effect at the date of each transaction. Exchange rate differences arising between the transaction date rates and the rates at the date of payment are recognised under financial income and expenses in the income statement. When exchange rate transactions are considered as hedging of future cash flows, the adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign exchange not settled at the balance sheet date are translated at the average of the buy and sell exchange rates available at the close of business on the balance sheet date. Differences between the exchange rates at the balance sheet date and the transaction date rates are recognised under financial income and expenses in the income statement.

Income statement 12 Jun 2018 - 31 Dec 2018

	Disclosure	2018 kr.
External expenses		-20,471
Gross Result		-20,471
Profit (loss) from ordinary operating activities		-20,471
Other finance expenses		-8
Profit (loss) from ordinary activities before tax		-20,479
Tax expense		4,505
Profit (loss)		-15,974
Proposed distribution of results		
Retained earnings		-15,974
Proposed distribution of profit (loss)		-15,974

Balance sheet 31 December 2018

Assets

	Disclosure	2018 kr.
Receivables from group enterprises		50,000
Tax receivables		4,505
Receivables		54,505
Current assets		54,505
Total assets		54,505

Balance sheet 31 December 2018

Liabilities and equity

	Disclosure	2018 kr.
Contributed capital		50,000
Retained earnings		-15,974
Total equity		34,026
Debt to banks		1,778
Long-term liabilities other than provisions, gross		1,778
Payables to group enterprises		18,701
Short-term liabilities other than provisions, gross		18,701
Liabilities other than provisions, gross		20,479
Liabilities and equity, gross		54,505

Disclosures

1. Disclosure of contingent liabilities

The Company has no contingent liabilities and has not provided any security.

2. Information on average number of employees

	2018
Average number of employees	0