# WRE Denmark - RVA6 ApS

Lyngby Hovedgade 4, DK-2800 Kongens Lyngby

# Annual Report for 29 November 2018 - 31 December 2019

CVR No 40 05 86 72

The Annual Report was presented and adopted at the Annual General Meeting of the Company on 17/04 2020

Torben Degn Chairman of the General Meeting



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### **Management's Statement**

The Executive Board has today considered and adopted the Annual Report of WRE Denmark - RVA6 ApS for the financial year 29 November 2018 - 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 at 31 December 2019 of the Company and of the results of the Company operations for 2018/19.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 17 April 2020

**Executive Board** 

Torben Degn CEO Dennis Jørgen Althoff-Andersen Executive Officer



### **Independent Auditor's Report**

To the Shareholder of WRE Denmark - RVA6 ApS

#### Opinion

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 29 November 2018 - 31 December 2019 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of WRE Denmark - RVA6 ApS for the financial year 29 November 2018 - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

#### **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 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 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



# **Independent Auditor's Report**

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.

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.

Hellerup, 17 April 2020 **PricewaterhouseCoopers** Statsautoriseret Revisionspartnerselskab *CVR No 33 77 12 31* 

Jacob F Christiansen State Authorised Public Accountant mne18628 Jesper Bo Winther State Authorised Public Accountant mne26864



# **Company Information**

The Company	WRE Denmark - RVA6 ApS Lyngby Hovedgade 4 DK-2800 Kongens Lyngby
	CVR No: 40 05 86 72 Financial period: 29 November - 31 December
	Municipality of reg. office: Lyngby-Taarbæk
Executive Board	Torben Degn Dennis Jørgen Althoff-Andersen
Auditors	PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab Strandvejen 44 DK-2900 Hellerup

# Income Statement 29 November - 31 December

	Note	2018/19 DKK
Income from investments in subsidiaries Other external expenses		-2.126.656 -66.052
Gross profit/loss		-2.192.708
Other financial expenses	3	-703.227
Profit/loss before tax		-2.895.935
Tax on profit/loss for the year	4	128.894
Net profit/loss for the year		-2.767.041

# Distribution of profit

#### Proposed distribution of profit

Other reserves	136.690
Retained earnings	-2.903.731
	-2.767.041



# **Balance Sheet 31 December**

### Assets

	Note	2018/19
		DKK
Investments in subsidiaries	5	20.225.529
Fixed asset investments		20.225.529
Fixed assets		20.225.529
Corporation tax receivable from group enterprises		171.160
Receivables		171.160
Cash at bank and in hand		46.448
Currents assets		217.608
Assets		20.443.137

# **Balance Sheet 31 December**

# Liabilities and equity

	Note	2018/19
Share capital		60.041
Retained earnings		7.171.961
Equity		7.232.002
Payables to group enterprises		12.983.259
Long-term debt	6	12.983.259
Corporation tax		42.266
Other payables		185.610
Short-term debt		227.876
Debt		13.211.135
Liabilities and equity		20.443.137
Subsequent events	1	
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# **Statement of Changes in Equity**

	Retained		
	Share capital earnings Tota		Total
	DKK	DKK	DKK
Equity at 29 November	50.000	0	50.000
Cash capital increase	10.041	10.031.401	10.041.442
Other equity movements	0	44.291	44.291
Net profit/loss for the year	0	-2.903.731	-2.903.731
Equity at 31 December	60.041	7.171.961	7.232.002

#### **1** Subsequent events

The outbreak of Covid-19 and the actions taken by governments across the world to mitigate the effects, will have a great impact on the global economy. Management considers the implications of Covid-19 as a subsequent event occurred after the balance sheet date (31 December 2019), which is therefore a non-adjusting event to the company.

This means that the valuation of the company's investments in subsidiaries at 31 December 2019 is based on assumptions which may differ from Management expectations at the time of adoption of the Annual Report.

Currently, it is not possible to assess the effect of Covid-19 on the 2020 Financial Statements.

#### 2 Key activities

The purpose of the Company is investment, owner-ship, administration, development and sale of properties and any business related hereto.

3	Other financial expenses	2018/19 DKK
	Interest paid to group enterprises	703.227
		703.227
4	Tax on profit/loss for the year Current tax for the year	-128.894
		-128.894



5	Investments in subsidiaries	 
	Cost at 29 November	0
	Additions for the year	22.352.185
	Cost at 31 December	22.352.185
	Value adjustments at 29 November	0
	Net profit/loss for the year	-2.126.656
	Value adjustments at 31 December	-2.126.656
	Carrying amount at 31 December	20.225.529

Investments in subsidiaries are specified as follows:

N	Place of		Votes and	<b>–</b> 11	Net profit/loss
Name	registered office	Share capital	ownership	Equity	for the year
	Kongens				
RVA6 ApS	Lyngby	72257	100%	20.225.529	-2.126.656

#### 6 Long-term debt

Payments due within 1 year are recognised in short-term debt. Other debt is recognised in long-term debt.

The debt falls due for payment as specified below:

	2018/19
Payables to group enterprises	DKK
Between 1 and 5 years	12.983.259
Long-term part	12.983.259
Within 1 year	0
	12.983.259



#### 7 Contingent assets, liabilities and other financial obligations

#### **Contingent liabilities**

The group companies are jointly and severally liable for tax on the jointly taxed incomes etc of the Group. The total amount of corporation tax payable is disclosed in the Annual Report of WRE Denmark - RVA6 ApS, which is the management company of the joint taxation purposes. Moreover, the group companies are jointly and severally liable for Danish withholding taxes by way of dividend tax, tax on royalty payments and tax on unearned income. Any subsequent adjustments of corporation taxes and withholding taxes may increase the Company's liability.

#### 8 Accounting Policies

The Annual Report of WRE Denmark - RVA6 ApS for 2018/19 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The Financial Statements for 2018/19 are presented in DKK.

#### **Consolidated financial statements**

With reference to section 110 of the Danish Financial Statements Act, no consolidated financial statements are prepared.

#### **Recognition and measurement**

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

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

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

#### **Translation policies**

Danish kroner is used as the presentation currency. All other currencies are regarded as foreign currencies.

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt



#### 8 Accounting Policies (continued)

arose are recognised in financial income and expenses in the income statement.

### **Income Statement**

#### Other external expenses

Other external expenses comprise indirect production costs and expenses for premises, sales and distribution as well as office expenses, etc.

#### Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of other external expenses.

#### Income from investments in subsidiaries

The item "Income from investments in subsidiaries" in the income statement includes the proportionate share of the profit for the year.

#### Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

#### Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

The Company is jointly taxed with wholly owned Danish subsidiaries. The tax effect of the joint taxation is allocated to enterprises in proportion to their taxable incomes.

### **Balance Sheet**

#### Investments in subsidiaries

Investments in subsidiaries are recognised and measured under the equity method.

The item "Investments in subsidiaries" in the balance sheet include the proportionate ownership share of the net asset value of the enterprises calculated on the basis of the fair values of identifiable net assets at the time of acquisition with deduction or addition of unrealised intercompany profits or losses and with addition of the remaining value of any increases in value and goodwill calculated at the time of acquisi-



#### 8 Accounting Policies (continued)

tion of the enterprises.

The total net revaluation of investments in subsidiaries is transferred upon distribution of profit to "Reserve for net revaluation under the equity method" under equity. The reserve is reduced by dividend distributed to the Parent Company and adjusted for other equity movements in the subsidiaries.

Subsidiaries with a negative net asset value are recognised at DKK o. Any legal or constructive obligation of the Parent Company to cover the negative balance of the enterprise is recognised in provisions.

#### Deferred tax assets and liabilities

Deferred income tax is measured using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes on the basis of the intended use of the asset and settlement of the liability, respectively.

Deferred tax assets are measured at the value at which the asset is expected to be realised, either by elimination in tax on future earnings or by set-off against deferred tax liabilities within the same legal tax entity.

Deferred tax is measured on the basis of the tax rules and tax rates that will be effective under the legislation at the balance sheet date when the deferred tax is expected to crystallise as current tax. Any changes in deferred tax due to changes to tax rates are recognised in the income statement or in equity if the deferred tax relates to items recognised in equity.

#### Current tax receivables and liabilities

Current tax liabilities and receivables are recognised in the balance sheet as the expected taxable income for the year adjusted for tax on taxable incomes for prior years and tax paid on account. Extra payments and repayment under the on-account taxation scheme are recognised in the income statement in financial income and expenses.

#### **Financial debts**

Debts are measured at amortised cost, substantially corresponding to nominal value.

