



**Gefion**  
GROUP

## **Telegrafvej 5A ApS**

Østergade 1, 1.  
1100 Copenhagen  
CVR No. 40059407

### **Annual report 28.11.2018 - 31.12.2019**

The Annual General Meeting adopted the  
annual report on 29.05.2020

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**Jacob Kruse Rasmussen**  
Chairman of the General Meeting

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# Entity details

## Entity

Telegrafvej 5A ApS

Østergade 1, 1.

1100 Copenhagen

CVR No.: 40059407

Registered office: Copenhagen

Financial year: 28.11.2018 - 31.12.2019

## Executive Board

Thomas Færch, CEO

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

P. O. Box 1600

0900 Copenhagen C

# Statement by Management

The Executive Board have today considered and approved the annual report of Telegrafvej 5A ApS for the financial year 28.11.2018 - 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 28.11.2018 - 31.12.2019.

We believe that the management 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.

Copenhagen, 29.05.2020

**Executive Board**

**Thomas Færch**  
CEO

# Independent auditor's report

## To the shareholders of Telegrafvej 5A ApS

### Opinion

We have audited the financial statements of Telegrafvej 5A ApS for the financial year 28.11.2018 - 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 28.11.2018 - 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.

### 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 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 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 Entity'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 Entity to cease to continue as a going concern.
- 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**

Management is responsible for the management commentary.

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

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

Copenhagen, 29.05.2020

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Lars Andersen**

State Authorised Public Accountant  
Identification No (MNE) mne27762

# Management commentary

## Primary activities

The principal activities of the company are commerce with real estate or real estate companies and related activities.

## Development in activities and finances

The result from ordinary activities after tax are a loss of DKK 194,844. The management consider the result as expected.

The financial year is the Company's first financial year.

The company has lost more than half of the contributed capital and is therefore subject to the Company Act §119. The company expects to restore the capital through future earnings.

## Events after the balance sheet date

No events have occurred after the balance sheet date which would influence the evaluation of the annual report. The outbreak and the spreading of the COVID-19 disease in early 2020 have not had and are not expected to have any material impact on the Entity's financial position.



# Income statement for 2018/19

	Notes	2018/19 DKK
<b>Gross profit/loss</b>		<b>(126,836)</b>
Other financial income		5,833
Other financial expenses	1	(127,841)
<b>Profit/loss before tax</b>		<b>(248,844)</b>
Tax on profit/loss for the year	2	54,000
<b>Profit/loss for the year</b>		<b>(194,844)</b>
<b>Proposed distribution of profit and loss</b>		
Retained earnings		(194,844)
<b>Proposed distribution of profit and loss</b>		<b>(194,844)</b>

# Balance sheet at 31.12.2019

## Assets

	Notes	2018/19 DKK
Work in progress		123,612,686
<b>Inventories</b>	3	<b>123,612,686</b>
Joint taxation contribution receivable		4,679,074
<b>Receivables</b>		<b>4,679,074</b>
<b>Cash</b>	4	<b>627,901</b>
<b>Current assets</b>		<b>128,919,661</b>
<b>Assets</b>		<b>128,919,661</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2018/19 DKK</b>
Contributed capital		50,000
Retained earnings		(194,844)
<b>Equity</b>		<b>(144,844)</b>
Deferred tax		4,625,074
<b>Provisions</b>		<b>4,625,074</b>
Debt to other credit institutions		23,146,438
<b>Non-current liabilities other than provisions</b>	<b>5</b>	<b>23,146,438</b>
Trade payables		7,436,727
Payables to group enterprises		93,125,019
Other payables		731,247
<b>Current liabilities other than provisions</b>		<b>101,292,993</b>
<b>Liabilities other than provisions</b>		<b>124,439,431</b>
<b>Equity and liabilities</b>		<b>128,919,661</b>
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# Statement of changes in equity for 2018/19

	Contributed capital DKK	Retained earnings DKK	Total DKK
Contributed upon formation	50,000	0	50,000
Profit/loss for the year	0	(194,844)	(194,844)
<b>Equity end of year</b>	<b>50,000</b>	<b>(194,844)</b>	<b>(144,844)</b>

# Notes

## 1 Other financial expenses

	<b>2018/19</b>
	<b>DKK</b>
Other interest expenses	127,841
	<b>127,841</b>

## 2 Tax on profit/loss for the year

	<b>2018/19</b>
	<b>DKK</b>
Current tax	(4,679,074)
Change in deferred tax	4,625,074
	<b>(54,000)</b>

## 3 Inventories

Inventories includes capitalized interest expenses and financing costs of DKK 14,840,724.

## 4 Cash

Cash includes DKK 627,901 where the use is restricted to specific purposes, such as interest payments, project development or construction or pledged as security.

## 5 Non-current liabilities other than provisions

	<b>Due after more than 12 months</b>
	<b>2018/19</b>
	<b>DKK</b>
Debt to other credit institutions	23,146,438
	<b>23,146,438</b>

There is no debt to other credit institutions after 5 years.

## 6 Working conditions

Average number of employees	0
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## 7 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Gefion Group A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

**8 Assets charged and collateral**

As security for debt instrument at a total amount of DKK 23,146,438 the company has issued an owner's mortgage at a total amount of DKK 180,000,000. The property is recognized as inventories in the annual report and represents a book value of DKK 123,612,686.

**9 Group relations**

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:  
Gefion Group A/S, Copenhagen

# 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.

## 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.

## Income statement

### Gross profit or loss

Gross profit or loss comprises external expenses.

### 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 and project costs.

### Other financial income

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

### Other financial expenses

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

### 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.

The Entity is jointly taxed with all Danish group enterprises. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

## **Balance sheet**

### **Inventories**

Work in progress consist of real property projects.

The project portfolio is recognized on the basis of the direct cost attributable to the projects, including interest during the project period. Where considered necessary, the projects have been written down to a lower value, and the capitalized amounts are subjected to impairment tests on a continuous basis to ensure that the assets are written down to the extent that the carrying amount exceeds the estimated net realizable value.

### **Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

### **Cash**

Cash comprises cash in hand and bank deposits.

### **Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset. However, no deferred tax is recognised for amortisation of goodwill disallowed for tax purposes and temporary differences arising at the date of acquisition that do not result from a business combination and that do not have any effect on profit or loss or on taxable income.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

### **Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.