



## LDK19 ApS

Hammerensgade 1, 2.  
1267 København K  
CVR No. 40292152

## Annual report 14.02.2019 - 31.12.2019

The Annual General Meeting adopted the  
annual report on 06.11.2020

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**Albert Þór Magnússon**  
Chairman of the General Meeting

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# Entity details

## Entity

LDK19 ApS

Hammerensgade 1, 2.

1267 København K

CVR No.: 40292152

Registered office: København

Financial year: 14.02.2019 - 31.12.2019

## Board of Directors

Albert Þór Magnússon, Chairman of the board

## Executive Board

Lóa Dagbjört Kristjánsdóttir, Managing director

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Weidekampsgade 6

P. O. Box 1600

0900 Copenhagen C

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of LDK19 ApS for the financial year 14.02.2019 - 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 14.02.2019 - 31.12.2019.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We consider the preconditions for not auditing the financial statements for the financial year 14.02.2019 - 31.12.2019 as complied with.

We recommend to the Annual General Meeting that the financial statements for the next financial year not be audited.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 06.11.2020

## Executive Board

**Lóa Dagbjört Kristjánsdóttir**

Managing director

## Board of Directors

**Albert Þór Magnússon**

Chairman of the board

# Independent auditor's extended review report

To the shareholders of LDK19 ApS

## Report on extended review of the financial statements

### Conclusion

We have performed an extended review of the financial statements of LDK19 ApS for the financial year 14.02.2019 - 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.

Based on our extended review, 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 14.02.2019 - 31.12.2019 in accordance with the Danish Financial Statements Act.

### Basis for conclusion

We conducted our extended review in accordance with the assurance engagement standard for small enterprises as issued by the Danish Business Authority and the standard on extended review of financial statements prepared in accordance with the Danish Financial Statements Act as issued by FSR - Danish Auditors. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the extended review of the financial statements" section. We are independent of the Entity 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 evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

### 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, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting 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 extended review of the financial statements

Our responsibility is to express a conclusion on the financial statements. This requires that we plan and perform procedures to obtain limited assurance about our conclusion on the financial statements and that we also perform specifically required supplementary procedures for the purpose of obtaining additional assurance about our conclusion.

An extended review consists of making inquiries, primarily of management and, if appropriate, of other entity personnel, performing analytical and the specifically required supplementary procedures as well as evaluating the evidence obtained.

The procedures performed in an extended review are less in scope than in an audit, and accordingly we do not express an audit opinion on the financial statements.

#### **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 extended review 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 extended review 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 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.

#### **Reports on other legal and regulatory requirements**

##### **Violation of Danish VAT legislation**

The Company has in the financial year prepared uncorrect VAT statements, which is a violation of the Danish VAT legislation, by which management may incur liability.

##### **Violation of Danish company law regarding filing of the annual report**

The Company has prepared the annual report for the period 14 February - 31 December 2019 to late according to the provision in Section § 138 of the Danish Financial Statement Act, by which management may incur liability.

Copenhagen, 06.11.2020

#### **Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

#### **Jan Larsen**

State Authorised Public Accountant  
Identification No (MNE) mne16541

# Management commentary

## Primary activities

LDK19 ApS is located in Copenhagen, Denmark and is part of the Clothing Stores Industry.

## Development in activities and finances

The result for the first accounting year shows a profit of DKK 122 thousand. Equity amounts to DKK 172 thousand pr. 31.12.2019.

## 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.

The eruption and spread of COVID-19 in early 2020 has not had and is not expected to have a significant impact on the company's financial position and development. The company's activity is within the clothing stores industry, and a decline in the company's earnings can certainly be expected, but not of a commercially critical size.

# Income statement for 2019

	Notes	2019 DKK
Revenue		4,815,626
Other operating income		125,000
Cost of sales		(1,741,663)
Other external expenses		(1,925,816)
<b>Gross profit/loss</b>		<b>1,273,147</b>
Staff costs	2	(992,507)
Depreciation, amortisation and impairment losses		(209,550)
<b>Operating profit/loss</b>		<b>71,090</b>
Other financial income	3	106,304
Other financial expenses	4	(18,935)
<b>Profit/loss before tax</b>		<b>158,459</b>
Tax on profit/loss for the year	5	(36,000)
<b>Profit/loss for the year</b>		<b>122,459</b>
<b>Proposed distribution of profit and loss:</b>		
Retained earnings		122,459
<b>Proposed distribution of profit and loss</b>		<b>122,459</b>



# Balance sheet at 31.12.2019

## Assets

	Notes	2019 DKK
Leasehold improvements		7,904,677
<b>Property, plant and equipment</b>	6	<b>7,904,677</b>
Deposits		944,457
<b>Other financial assets</b>		<b>944,457</b>
<b>Fixed assets</b>		<b>8,849,134</b>
Manufactured goods and goods for resale		1,437,584
<b>Inventories</b>		<b>1,437,584</b>
Trade receivables		366,982
<b>Receivables</b>		<b>366,982</b>
<b>Cash</b>		<b>563,780</b>
<b>Current assets</b>		<b>2,368,346</b>
<b>Assets</b>		<b>11,217,480</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2019 DKK</b>
Contributed capital		50,000
Retained earnings		122,459
<b>Equity</b>		<b>172,459</b>
Deferred tax		36,000
<b>Provisions</b>		<b>36,000</b>
Other payables		1,585,455
<b>Non-current liabilities other than provisions</b>	7	<b>1,585,455</b>
Trade payables		3,406,196
Payables to group enterprises		5,544,281
Other payables	8	446,524
Deferred income		26,565
<b>Current liabilities other than provisions</b>		<b>9,423,566</b>
<b>Liabilities other than provisions</b>		<b>11,009,021</b>
<b>Equity and liabilities</b>		<b>11,217,480</b>
Going concern	1	
Unrecognised rental and lease commitments	9	

# Statement of changes in equity for 2019

	Contributed capital DKK	Retained earnings DKK	Total DKK
Contributed upon formation	50,000	0	50,000
Profit/loss for the year	0	122,459	122,459
<b>Equity end of year</b>	<b>50,000</b>	<b>122,459</b>	<b>172,459</b>

# Notes

## 1 Going concern

The Parent company will in 2020 convert part of the intercompany loan to equity and the Parent company will financially support the company if need in 2020.

## 2 Staff costs

	<b>2019</b>
	<b>DKK</b>
Wages and salaries	862,528
Pension costs	69,800
Other social security costs	8,615
Other staff costs	51,564
	<b>992,507</b>
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Average number of full-time employees	<b>8</b>

## 3 Other financial income

	<b>2019</b>
	<b>DKK</b>
Other interest income	1
Exchange rate adjustments	106,303
	<b>106,304</b>

## 4 Other financial expenses

	<b>2019</b>
	<b>DKK</b>
Other interest expenses	3,118
Other financial expenses	15,817
	<b>18,935</b>

## 5 Tax on profit/loss for the year

	<b>2019</b>
	<b>DKK</b>
Change in deferred tax	36,000
	<b>36,000</b>

## 6 Property, plant and equipment

	<b>Leasehold improvements DKK</b>
Additions	8,114,227
<b>Cost end of year</b>	<b>8,114,227</b>
Depreciation for the year	(209,550)
<b>Depreciation and impairment losses end of year</b>	<b>(209,550)</b>
<b>Carrying amount end of year</b>	<b>7,904,677</b>

## 7 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2019 DKK</b>
Other payables	1,585,455
	<b>1,585,455</b>

Other payables relates to future lease incentives.

## 8 Other payables

	<b>2019 DKK</b>
VAT and duties	188,504
Wages and salaries, personal income taxes, social security costs, etc payable	258,020
	<b>446,524</b>

## 9 Unrecognised rental and lease commitments

	<b>2019 DKK</b>
Liabilities under rental or lease agreements until maturity in total	<b>4,000,000</b>

# 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.

The first accounting year cover the period from 14 February - 31 December 2019. The accounting policies applied to these financial statements are as mentioned.

## 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

### Revenue

Revenue from the sale of manufactured goods and goods for resale is recognised in the income statement when delivery is made and risk has passed to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### Other operating income

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

### Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost, adjusted for ordinary inventory writedowns.

### 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.

**Staff costs**

Staff costs comprise salaries and wages, and social security contributions, pension contributions, etc for entity staff.

**Depreciation, amortisation and impairment losses**

Depreciation, amortisation and impairment losses relating to property, plant and equipment comprise depreciation, amortisation and impairment losses for the financial year.

**Other financial income**

Other financial income comprises interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and 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****Property, plant and equipment**

Leasehold improvements are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost less estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

Leasehold improvements	10 years
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Estimated useful lives and residual values are reassessed annually.

Items of property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

**Inventories**

Inventories are measured at the lower of cost using the FIFO method and net realisable value.

Cost consists of purchase price plus delivery costs.

The net realisable value of inventories is calculated as the estimated selling price less completion costs and costs incurred to execute sale.

**Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

**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.

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.

**Deferred income**

Deferred income comprises income received for recognition in subsequent financial years. Deferred income is measured at cost.