

# Best Value Denmark ApS

c/o Azets Insight A/S  
Sverigesgade 2, 1., 5000 Odense C

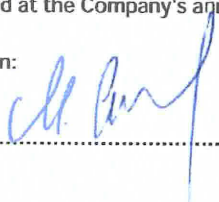
CVR no. 40 62 47 32

## Annual report 2019

(As of the establishment of the Company 1 July - 31 December 2019)

Approved at the Company's annual general meeting on 15 May 2020

Chairman:



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**Statement by the Board of Directors and the Executive Board**

Today, the Executive Board has discussed and approved the annual report of Best Value Denmark ApS for the financial year as of the establishment of the Company 1 July - 31 December 2019.

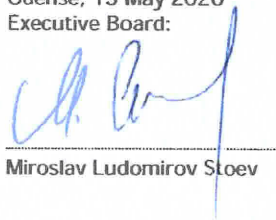
The annual report is prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year as of the establishment of the Company 1 July - 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the annual general meeting.

Odense, 15 May 2020  
Executive Board:

  
Miroslav Ludomirov Stoev  
Adrien Brion

## Independent auditor's report

To the shareholders of Best Value Denmark ApS

### Opinion

We have audited the financial statements of Best Value Denmark ApS for the financial year as of the establishment of the Company 1 July - 31 December 2019, which comprise income statement, balance sheet, statement of changes in equity and notes, including 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 financial position of the Company at 31 December 2019 and of the results of the Company's operations for the financial year as of the establishment of the company 1 July - 31 December 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 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

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 rules and requirements.

### 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 as to 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 the 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.

## Independent auditor's report

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 note 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.

### Statement on the Management's review

Management is responsible for the Management's review.

Our opinion on the financial statements does not cover the Management's review, 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's review and, in doing so, consider whether the Management's review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the Management's review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 15 May 2020  
ERNST & YOUNG  
Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28

  
Kaare K. Lendorf  
State Authorised Public Accountant  
mne33819





## Management's review

### Company details

|                            |   |
|----------------------------|---|
| Name                       | Best Value Denmark ApS  |
| Address, Postal code, City | c/o Azets Insight A/S<br>Sverigesgade 2, 1., 5000 Odense C  |
| CVR no.                    | 40 62 47 32   |
| Established                | 1 July 2019   |
| Financial year             | 1 July - 31 December 2019   |
| Telephone                  | +45   |
| Executive Board            | Miroslav Ludomirov Stoev<br>Adrien Brion  |
| Auditors                   | Ernst & Young Godkendt Revisionspartnerselskab<br>Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg,<br>Denmark |

## Management commentary

### Business review

The company's purpose is to operate as holding company by owning investments in enterprises that buy and possess real estate.

### Financial review

The income statement for 2019 shows a loss of DKK 702 thousand, and the balance sheet at 31 December 2019 shows equity of DKK 298 thousand. Management considers the Company's financial performance in the year satisfactory.

### Events after the balance sheet date

No events materially affecting the Company's financial position have occurred subsequent to the financial year-end.

Financial statements for the period 1 July - 31 December 2019

Income statement

| Note |  | 2019<br>6 months<br>DKK'000 |
|------|--|-----------------------------|
|      | Gross loss                               | -81                         |
| 3    | Financial income                         | 464                         |
| 4    | Financial expenses                       | -1,085                      |
|      | Profit/loss for the year                 | <u>-702</u>                 |
|      | Recommended appropriation of profit/loss |                             |
|      | Retained earnings/accumulated loss       | <u>-702</u>                 |

## Financial statements for the period 1 July - 31 December 2019

### Balance sheet

| Note  | 2019<br>DKK'000      |
|---|----------------------|
| <b>ASSETS</b>                                   |                      |
| Fixed assets                                    |                      |
| 5 Investments                                   |                      |
| Investments in group enterprises                | 45,673               |
| Receivables from group enterprises              | 44,741               |
|   | <u>90,414</u>        |
| Total fixed assets                              | <u>90,414</u>        |
| Non-fixed assets                                |                      |
| Receivables                                     |                      |
| Receivables from group enterprises              | 303                  |
| Other receivables                               | 6,896                |
|   | <u>7,199</u>         |
| Total non-fixed assets                          | <u>7,199</u>         |
| <b>TOTAL ASSETS</b>                             | <u><b>97,613</b></u> |
| <b>EQUITY AND LIABILITIES</b>                   |                      |
| Equity  |                      |
| Share capital                                   | 40                   |
| Share premium account                           | 960                  |
| Retained earnings                               | -702                 |
| Total equity                                    | <u>298</u>           |
| Liabilities other than provisions               |                      |
| 6 Non-current liabilities other than provisions |                      |
| Payables to group entities                      | 93,989               |
|   | <u>93,989</u>        |
| Current liabilities other than provisions       |                      |
| Other payables                                  | 3,326                |
|   | <u>3,326</u>         |
| Total liabilities other than provisions         | <u>97,315</u>        |
| <b>TOTAL EQUITY AND LIABILITIES</b>             | <u><b>97,613</b></u> |

- 1 Accounting policies
- 2 Staff costs
- 7 Contractual obligations and contingencies, etc.
- 8 Collateral



Financial statements for the period 1 July - 31 December 2019

Statement of changes in equity

| DKK'000  | Share capital | Share premium account | Retained earnings | Total |
|--|---------------|-----------------------|-------------------|-------|
| Cash payments concerning formation of enterprise | 40            | 960                   | 0                 | 1,000 |
| Transfer through appropriation of loss           | 0             | 0                     | -702              | -702  |
| Equity at 31 December 2019                       | 40            | 960                   | -702              | 298   |

## Financial statements for the period 1 July - 31 December 2019

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Best Value Denmark ApS for 2019 has been prepared in accordance with the provisions in the Danish Financial Statements Act applying to reporting class B entities and elective choice of certain provisions applying to reporting class C entities.

#### Reporting currency

The financial statements are presented in Danish kroner (DKK'000).

#### Income statement

##### Gross loss

The items revenue and external expenses have been aggregated into one item in the income statement called gross loss in accordance with section 32 of the Danish Financial Statements Act.

##### Other external expenses

Other external expenses include the year's expenses relating to the Company's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

##### Financial income and expenses

Financial income and expenses are recognised in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses as well as allowances and surcharges under the advance-payment-of-tax scheme, etc.

##### Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognised in the income statement, whereas the portion that relates to transactions taken to equity is recognised in equity.

The Company and its Danish group entities are jointly taxed. The total Danish income tax charge is allocated between profit/loss-making Danish entities in proportion to their taxable income (full absorption).

Jointly taxed entities entitled to a tax refund are reimbursed by the management company based on the rates applicable to interest allowances, and jointly taxed entities which have paid too little tax pay a surcharge according to the rates applicable to interest surcharges to the management company.

## Financial statements for the period 1 July - 31 December 2019

## Notes to the financial statements

## 1 Accounting policies (continued)

## Balance sheet

## Investments in subsidiaries

Investments in subsidiaries and associates are measured at cost. Dividends received that exceed the accumulated earnings in the subsidiary or the associate during the period of ownership are treated as a reduction in the cost of acquisition.

## Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in subsidiaries and associates is assessed for impairment on an annual basis.

Impairment tests are conducted on assets or groups of assets when there is evidence of impairment. The carrying amount of impaired assets is reduced to the higher of the net selling price and the value in use (recoverable amount).

The recoverable amount is the higher of the net selling price of an asset and its value in use. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the group of assets and the expected net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Previously recognised impairment losses are reversed when the reason for recognition no longer exists. Impairment losses on goodwill are not reversed.

## Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable has been impaired, an impairment loss is recognised on an individual basis.

Receivables in respect of which there is no objective evidence of individual impairment are tested for objective evidence of impairment on a portfolio basis. The portfolios are primarily based on the debtors' domicile and credit ratings in line with the Company's risk management policy. The objective evidence applied to portfolios is determined based on historical loss experience.

Impairment losses are calculated as the difference between the carrying amount of the receivables and the present value of the expected cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

## Liabilities

Financial liabilities are recognised at the date of borrowing at the net proceeds received less transaction costs paid. On subsequent recognition, financial liabilities are measured at amortised cost, corresponding to the capitalised value, using the effective interest rate. Accordingly, the difference between the proceeds and the nominal value is recognised in the income statement over the term of the loan. Financial liabilities also include the capitalised residual lease liability in respect of finance leases.

Other liabilities are measured at net realisable value.

Financial statements for the period 1 July - 31 December 2019

Notes to the financial statements

2 Staff costs

The Company has no employees.

|                                     | 2019<br>6 months<br>DKK'000 |
|-------------------------------------|-----------------------------|
| 3 Financial income                  |                             |
| Interest receivable, group entities | 464                         |
|                                     | <u>464</u>                  |
| 4 Financial expenses                |                             |
| Interest expenses, group entities   | 1,069                       |
| Other financial expenses            | 16                          |
|                                     | <u>1,085</u>                |

5 Investments

| DKK'000                             | Investments in<br>group<br>enterprises | Receivables from<br>group<br>enterprises | Total  |
|-------------------------------------|--|--|--------|
| Cost at 1 July 2019                 | 0                                      | 0  | 0      |
| Additions                           | 45,673                                 | 44,741                                   | 90,414 |
| Cost at 31 December 2019            | 45,673                                 | 44,741                                   | 90,414 |
| Carrying amount at 31 December 2019 | 45,673                                 | 44,741                                   | 90,414 |

| Name                   | Domicile | Interest | Equity<br>DKK'000 | Profit/loss<br>DKK'000 |
|------------------------|----------|----------|-------------------|------------------------|
| <b>Subsidiaries</b>    |          |          |                   |                        |
| Best Value Stroget ApS | Odense   | 100.00%  | 43,586            | 11,078                 |

## Financial statements for the period 1 July - 31 December 2019

### Notes to the financial statements

#### 6 Non-current liabilities other than provisions

| DKK'000                    | Total debt at<br>31/12 2019 | Repayment,<br>next year | Long-term<br>portion | Outstanding debt<br>after 5 years |
|----------------------------|-----------------------------|-------------------------|----------------------|-----------------------------------|
| Payables to group entities | 93,989                      | 0                       | 93,989               | 93,989                            |
|                            | 93,989                      | 0                       | 93,989               | 93,989                            |

#### 7 Contractual obligations and contingencies, etc.

##### Other contingent liabilities

As management company, the Company is jointly taxed with other Danish group entities and is jointly and severally with other jointly taxed group entities for payment of income taxes as well as withholding taxes on interest, royalties and dividends.

#### 8 Collateral

The Company has not provided any security or other collateral in assets at 31 December 2019.