



## Zleep Hotel Copenhagen Arena ApS

Ørestads Boulevard 124  
2300 København S  
CVR No. 40668160

## Annual report 2023

The Annual General Meeting adopted the annual  
report on 29.07.2024

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**Peter Haaber**  
Chairman of the General Meeting

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# Entity details

## Entity

Zleep Hotel Copenhagen Arena ApS  
Ørestads Boulevard 124  
2300 København S

Business Registration No.: 40668160  
Date of foundation: 19.07.2019  
Registered office: København  
Financial year: 01.01.2023 - 31.12.2023

## Executive Board

Peter Haaber, CEO

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen S

# Statement by Management

The Executive Board has today considered and approved the annual report of Zleep Hotel Copenhagen Arena ApS for the financial year 01.01.2023 - 31.12.2023.

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

In my opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023.

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

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

København, 29.07.2024

## Executive Board

**Peter Haaber**  
CEO

# Independent auditor's report

## To the shareholders of Zleep Hotel Copenhagen Arena ApS

### Opinion

We have audited the financial statements of Zleep Hotel Copenhagen Arena ApS for the financial year 01.01.2023 - 31.12.2023, 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 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023 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 for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. 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 in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

København, 29.07.2024

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

**Claus Jorch Andersen**

State Authorised Public Accountant

Identification No (MNE) mne33712

# Management commentary

## Primary activities

The company's activities comprise in operation of the hotel Zleep Hotel Copenhagen Arena. The hotel is marketed as Zleep Hotels, which is a hotel chain in Europe.

The income statement for the period 01.01.2023-31.12.2023 shows a loss of DKK 2,784 thousand against 1,062 thousand for the period 01.01.2022-31.12.2022. The balance sheet shows equity of DKK 40 thousand.

In the financial year, the parent company Zleep Hotels A/S has provided a group contribution of DKK 2,784 thousand.

## 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.



# Income statement for 2023

	Notes	2023 DKK	2022 DKK
<b>Gross profit/loss</b>	1	<b>6,598,041</b>	<b>7,844,413</b>
Staff costs	2	(7,597,575)	(6,584,721)
Depreciation, amortisation and impairment losses		(2,127,862)	(2,179,589)
<b>Operating profit/loss</b>		<b>(3,127,396)</b>	<b>(919,897)</b>
Other financial expenses	3	(442,450)	(440,593)
<b>Profit/loss before tax</b>		<b>(3,569,846)</b>	<b>(1,360,490)</b>
Tax on profit/loss for the year	4	785,366	298,723
<b>Profit/loss for the year</b>		<b>(2,784,480)</b>	<b>(1,061,767)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(2,784,480)	(1,061,767)
<b>Proposed distribution of profit and loss</b>		<b>(2,784,480)</b>	<b>(1,061,767)</b>

# Balance sheet at 31.12.2023

## Assets

	Notes	2023 DKK	2022 DKK
Acquired intangible assets		17,492	50,813
<b>Intangible assets</b>	5	<b>17,492</b>	<b>50,813</b>
Other fixtures and fittings, tools and equipment		1,337,412	2,357,843
Leasehold improvements		3,561,966	4,633,176
<b>Property, plant and equipment</b>	6	<b>4,899,378</b>	<b>6,991,019</b>
Deposits		12,612,629	8,616,365
<b>Financial assets</b>	7	<b>12,612,629</b>	<b>8,616,365</b>
<b>Fixed assets</b>		<b>17,529,499</b>	<b>15,658,197</b>
Manufactured goods and goods for resale		41,280	45,066
<b>Inventories</b>		<b>41,280</b>	<b>45,066</b>
Trade receivables		1,006,399	684,313
Receivables from group enterprises		2,976	8,449
Deferred tax		4,099,060	3,432,775
Other receivables		40,119	210,265
Joint taxation contribution receivable		119,081	160,089
Prepayments		276,477	312,996
<b>Receivables</b>		<b>5,544,112</b>	<b>4,808,887</b>
<b>Cash</b>		<b>848,575</b>	<b>829,216</b>
<b>Current assets</b>		<b>6,433,967</b>	<b>5,683,169</b>
<b>Assets</b>		<b>23,963,466</b>	<b>21,341,366</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2023 DKK</b>	<b>2022 DKK</b>
Contributed capital		40,000	40,000
<b>Equity</b>		<b>40,000</b>	<b>40,000</b>
Payables to group enterprises		9,659,635	14,735,610
Other payables		56,111	55,755
<b>Non-current liabilities other than provisions</b>	<b>8</b>	<b>9,715,746</b>	<b>14,791,365</b>
Prepayments received from customers		261,231	329,595
Trade payables		9,250,177	4,540,276
Payables to group enterprises		2,258,339	164,939
Other payables	9	2,437,973	1,475,191
<b>Current liabilities other than provisions</b>		<b>14,207,720</b>	<b>6,510,001</b>
<b>Liabilities other than provisions</b>		<b>23,923,466</b>	<b>21,301,366</b>
<b>Equity and liabilities</b>		<b>23,963,466</b>	<b>21,341,366</b>
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# Statement of changes in equity for 2023

	<b>Contributed capital DKK</b>	<b>Retained earnings DKK</b>	<b>Total DKK</b>
Equity beginning of year	40,000	0	40,000
Group contributions etc.	0	2,784,480	2,784,480
Profit/loss for the year	0	(2,784,480)	(2,784,480)
<b>Equity end of year</b>	<b>40,000</b>	<b>0</b>	<b>40,000</b>

In the financial year, the parent company Zleep Hotels A/S has provided a group contribution of DKK 2,784 thousand.

# Notes

## 1 Gross profit/loss

The company's gross profit/loss was extraordinarily affected by the recognition of other operating income from aid packages as a result of Covid-19. In 2023 the company recognized aid packages of DKK 0 thousand. (2022: 669 thousand.) The distribution of the recognized aid packages was as follows: Aids for fixed costs of DKK 0 (2022: 669 thousand.)

## 2 Staff costs

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
Wages and salaries	6,712,384	6,008,040
Pension costs	593,559	326,773
Other social security costs	203,290	146,296
Other staff costs	88,342	103,612
	<b>7,597,575</b>	<b>6,584,721</b>
Average number of full-time employees	<b>22</b>	<b>17</b>

## 3 Other financial expenses

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
Financial expenses from group enterprises	415,825	424,930
Other interest expenses	26,623	15,377
Exchange rate adjustments	2	286
	<b>442,450</b>	<b>440,593</b>

## 4 Tax on profit/loss for the year

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
Change in deferred tax	(666,285)	(138,634)
Refund in joint taxation arrangement	(119,081)	(160,089)
	<b>(785,366)</b>	<b>(298,723)</b>

## 5 Intangible assets

	<b>Acquired intangible assets DKK</b>
Cost beginning of year	350,971
Additions	2,900
<b>Cost end of year</b>	<b>353,871</b>
Amortisation and impairment losses beginning of year	(300,158)
Amortisation for the year	(36,221)
<b>Amortisation and impairment losses end of year</b>	<b>(336,379)</b>
<b>Carrying amount end of year</b>	<b>17,492</b>

## 6 Property, plant and equipment

	<b>Other fixtures and fittings, tools and equipment DKK</b>	<b>Leasehold improvements DKK</b>
Cost beginning of year	5,061,943	7,496,470
<b>Cost end of year</b>	<b>5,061,943</b>	<b>7,496,470</b>
Depreciation and impairment losses beginning of year	(2,704,100)	(2,863,294)
Depreciation for the year	(1,020,431)	(1,071,210)
<b>Depreciation and impairment losses end of year</b>	<b>(3,724,531)</b>	<b>(3,934,504)</b>
<b>Carrying amount end of year</b>	<b>1,337,412</b>	<b>3,561,966</b>

## 7 Financial assets

	<b>Deposits DKK</b>
Cost beginning of year	8,616,365
Additions	3,996,264
<b>Cost end of year</b>	<b>12,612,629</b>
<b>Carrying amount end of year</b>	<b>12,612,629</b>

## 8 Non-current liabilities other than provisions

	<b>Due after more than 12 months 2023 DKK</b>	<b>Outstanding after 5 years 2023 DKK</b>
Payables to group enterprises	9,659,635	9,659,635
Other payables	56,111	56,111
	<b>9,715,746</b>	<b>9,715,746</b>

## 9 Other payables

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
VAT and duties	1,606,970	270,850
Wages and salaries, personal income taxes, social security costs, etc. payable	664,604	792,270
Other costs payable	166,399	412,071
	<b>2,437,973</b>	<b>1,475,191</b>

## 10 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Zleep Hotels 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.

## 11 Assets charged and collateral

The company has not provided any security over assets.

## 12 Group relations

The company is included in the consolidated financial statements of the parent Steigenberger Hotels GmbH, Germany.

# 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 a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## 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.

## Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, changes in inventories of finished goods, other operating income, cost of raw materials and consumables and external expenses.

### Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made 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 normal 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 and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, and gains and losses from the sale of intangible assets and property, plant and equipment.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, payables and transactions in foreign currencies 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.

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****Intellectual property rights etc.**

Intellectual property rights etc comprise acquired intellectual property rights and prepayments for intangible assets.

Intellectual property rights acquired are measured at cost less accumulated amortisation. Patents are amortised on a straight-line basis over their remaining duration, and licences are amortised over the term of the agreement.

Intellectual property rights etc. are written down to the lower of recoverable amount and carrying amount.

**Property, plant and equipment**

Plant and machinery, and other fixtures and fittings, tools and equipment 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:

	<b>Useful life</b>
Other fixtures and fittings, tools and equipment	3-5 years
Leasehold improvements	7 years

For leasehold improvements and assets subject to finance leases, the depreciation period cannot exceed the contract period.

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. Cost of manufactured goods and work in progress consists of costs of raw materials, and consumables.

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.

### **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.

### **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.

### **Prepayments**

Prepayments comprise incurred costs relating to subsequent financial years. Prepayments are measured at cost.

**Cash**

Cash comprises cash in hand and bank deposits.

**Other financial liabilities**

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

**Prepayments received from customers**

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.