

# CityHub CPH Vesterbro ApS

Vesterbrogade 97B, st. th.  
DK-1620 København V

CVR no. 41 03 47 26

**Annual report for the period 27 December 2019 – 31  
December 2020**

The annual report was presented and approved at the  
Company's annual general meeting on

14 July 2021



Pieter Wilhelmus Josephus van Tilburg  
Chairman

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**CityHub CPH Vesterbro ApS**  
Annual report 2019/20  
CVR no. 41 03 47 26

## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of CityHub CPH Vesterbro ApS for the financial period 27 December 2019 – 31 December 2020.

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

In our opinion, the financial statements give a true and fair view of the Company's assets, liabilities and financial position at 31 December 2020 and of the results of the Company's operations for the financial period 27 December 2019 – 31 December 2020.

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.

Copenhagen 14 July 2021  
Executive Board:



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Samir Johannes Marinus  
Tommy Schuurkes  
CEO



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Pieter Wilhelmus Josephus  
van Tilburg  
CEO



## Independent auditor's report

### To the shareholder of CityHub CPH Vesterbro ApS

#### Opinion

We have audited the financial statements of CityHub CPH Vesterbro ApS for the financial period 27 December 2019 – 31 December 2020 comprising 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 Company's assets, liabilities and financial position at 31 December 2020 and of the results of the Company's operations for the financial period 27 December 2019 – 31 December 2020 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 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.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Material uncertainty related to going concern

We draw attention to the 'Going concern' disclosure in note 2, which describes the uncertainties caused by COVID-19 on the continuation of the Company's activities and the need for liquidity support from the group. These conditions indicate the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. Our conclusion is not qualified in respect of this matter.

#### Management's responsibility 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 that 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.

## Independent auditor's report

### 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 company 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.



## Independent auditor's report

### 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.

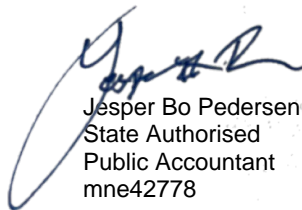
Moreover, it is our responsibility to consider whether the Management's review provides the information required under the Danish Financial Statements Act.

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 Statements Act. We did not identify any material misstatement of the Management's review.

Copenhagen, 14 July 2021

**KPMG**

Statsautoriseret Revisionspartnerselskab  
CVR no. 25 57 81 98



Jesper Bo Pedersen  
State Authorised  
Public Accountant  
mne42778

**CityHub CPH Vesterbro ApS**  
Annual report 2019/20  
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## Management's review

### Company details

CityHub CPH Vesterbro ApS  
Vesterbrogade 97B, st. th.  
1620 København V

CVR no.: 41 03 47 26  
Established: 27 December 2019  
Financial period: 27 December 2019 – 31 December 2020

### Executive Board

Samir Johannes Marinus Tommy Schuurkes, CEO  
Pieter Wilhelmus Josephus van Tilburg, CEO

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfærgevej 28  
DK-2100 København Ø  
CVR no. 25 57 81 98

## **Management's review**

### **Operating review**

#### **Principal activities**

The main activity relates to the hotel in Vesterbro, Copenhagen, and administration of the facilities, including related activities.

#### **Development in activities and financial position**

The Company's income statement for 2019/20 shows a profit of DKK 16,157. Equity in the Company's balance sheet at 31 December 2020 stood at DKK 56,157.

#### **Events after the balance sheet date**

After the balance sheet date, there have not been any events that could affect the financial position of the Company.

#### **Capital resources**

At 31 December 2020, the Company's equity is positive due to the transfer pricing agreement with the parent company. The Company's ability to continue as a going concern depends on the Group's continuing support.

The Company has received a letter of comfort from CityHub Holding B.V., whereby CityHub Holding B.V. has announced its intention to provide the necessary funding to the Company until 31 December 2021.

With reference to note number 2, there is significant risk about going concern within the group due to COVID-19 and financial resources. However, Management expects it will be possible to continue the support in financial year 2021.

Based on this, it is the opinion of Management that the Company's liquidity is sufficient to continue operations in the financial year 2021, and accordingly, the annual report has been presented under going concern assumptions.



## Financial statements 27 December 2019 - 31 December 2020

### Income statement

DKK	Note	27/12/2019- 31/12 2020
<b>Gross profit</b>		1,949,326
Staff costs	3	-743,542
Depreciation, amortisation and impairment losses		<u>-1,158,217</u>
<b>Profit before financial income and expenses</b>		47,567
Other financial expenses	4	<u>-31,410</u>
<b>Profit before tax</b>		16,157
Tax on profit/loss for the year		<u>0</u>
<b>Profit for the year</b>		<u><u>16,157</u></u>
<b>Proposed profit appropriation</b>		
Retained earnings		<u>16,157</u>
		<u><u>16,157</u></u>

## Financial statements 27 December 2019 - 31 December 2020

### Balance sheet

DKK	Note	27/12/2019- 31/12 2020
<b>ASSETS</b>		
<b>Fixed assets</b>		
<b>Property, plant and equipment</b>	5	
Fixtures and fittings, tools and equipment		27,143,091
Leasehold improvements		<u>4,493,168</u>
		31,636,259
<b>Total fixed assets</b>		<u>31,636,259</u>
<b>Current assets</b>		
<b>Receivables</b>		
Other receivables		225,297
Prepayments		<u>348,710</u>
		574,007
<b>Cash at bank and in hand</b>		<u>241,385</u>
<b>Total current assets</b>		<u>815,392</u>
<b>TOTAL ASSETS</b>		<u><u>32,451,651</u></u>

## Financial statements 27 December 2019 - 31 December 2020

### Balance sheet

DKK	Note	27/12/2019- 31/12 2020
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Contributed capital		40,000
Retained earnings		<u>16,157</u>
<b>Total equity</b>		<u>56,157</u>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Trade payables		626,666
Payables to group entities		31,561,646
Other payables		<u>207,182</u>
		<u>32,395,494</u>
<b>Total liabilities</b>		<u>32,395,494</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>32,451,651</u></u>
<b>Disclosure of material uncertainties regarding going concern</b>	2	
<b>Contractual obligations, contingencies, etc.</b>	6	
<b>Related party disclosures</b>	7	

## Financial statements 27 December 2019 - 31 December 2020

### Statement of changes in equity

DKK	<u>Contributed capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 27 December 2019	0	0	0
Cash capital increase	40,000	0	40,000
Transferred over the distribution of profit	<u>0</u>	<u>16,157</u>	<u>16,157</u>
<b>Equity at 31 December 2020</b>	<u><u>40,000</u></u>	<u><u>16,157</u></u>	<u><u>56,157</u></u>

## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 1 Accounting policies

The annual report of CityHub CPH Vesterbro ApS for 2019/20 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

#### Gross profit

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

#### Revenue

Income from the sale of hotel stays is recognised in revenue when delivery and transfer of risk to the buyer have taken place, and the income may be measured reliably and is expected to be received. The date of transfer of the most significant benefits and risks is determined using standard Incoterms ® 2020.

#### Cost of sales

Cost of sales comprises costs incurred to generate revenue for the year. This item also comprises direct costs for the hotel activity.

#### Staff costs

Staff costs comprise wages and salaries, including holiday allowance, pension and other social security costs, etc., to the Company's employees, excluding reimbursements from public authorities.

#### Other external costs

Other external costs comprise distribution costs and costs related to sales, sales campaigns, administration, office premises, operating leases, etc.

#### Financial income and expenses

Financial income and expenses comprise interest income and expense, financial costs regarding finance leases, gains and losses on securities, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities as well as surcharges and refunds under the on-account tax scheme, etc.

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

Tax for the year comprises current corporation tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 1 Accounting policies (continued)

##### Balance sheet

##### Property, plant and equipment

Fixtures and fittings, tools and equipment and leasehold improvements are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Fixtures and fittings, tools and equipment	5-15 years
Leasehold improvements	5-15 years

The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Gains and losses on the disposal of property, plant and equipment are stated as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains and losses are recognised in the income statement as other operating income or other operating costs, respectively.

##### Impairment of fixed assets

The carrying amount of property, plant and equipment is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 1 Accounting policies (continued)

##### Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Receivables with no objective indication of individual impairment are assessed for objective indication of impairment on a portfolio basis. The portfolios are primarily based on the debtors' registered offices and credit rating in accordance with the Company's credit risk management policy. The objective indicators used in relation to portfolios are determined on the basis of historical loss experience.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast 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.

##### Prepayments and deferred income

Prepayments comprise prepayment of costs incurred relating to subsequent financial years.

##### Cash at bank and in hand

Cash and cash equivalents comprise cash and short-term marketable securities with a term of three months or less which are easily convertible into cash and which are subject to only an insignificant risk of changes in value.

##### Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities based on the planned use of the asset or settlement of the liability. However, deferred tax is not recognised on temporary differences relating to goodwill non-deductible for tax purposes and on office premises and other items where the temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity. Any deferred net assets are measured at net realisable value.

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in tax rates are recognised in the income statement or equity, respectively.

## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 1 Accounting policies (continued)

##### Liabilities

Financial liabilities are recognised at cost at the date of borrowing, corresponding to the proceeds received less transaction costs paid. In subsequent periods, the financial liabilities are measured at amortised cost using the effective interest method. Accordingly, the difference between cost and the nominal value is recognised in the income statement over the term of the loan together with interest expenses.

Other liabilities are measured at net realisable value.

##### Prepayments and deferred income

Deferred income comprises advance invoicing regarding income in subsequent years.



## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 2 Material uncertainties regarding going concern

At 31 December 2020, the Company's equity is positive due to the transfer pricing agreement with the parent company. CityHub CPH Vesterbro ApS has little activity and limited cash to support the business, has a negative budget for 2021 and, so far in 2021, costs exceed revenue. The Company's ability to continue as a going concern depends on the CityHub group's continuing support. CityHub Holding B.V. has issued a letter of support to CityHub CPH Vesterbro ApS that runs until the annual general meeting related to the approval of the financial statements for 2021.

Since the outbreak of COVID-19, the operations and financial results of CityHub Holding B.V. have been significantly affected, which negatively impacted revenues, operation results, cash flows and the net result of the group. Based on a cash flow forecast for the CityHub group for the next 12 months, the headroom in the available credit arrangements is limited. These conditions and events raise significant doubt about CityHub CPH Vesterbro ApS's ability to continue as a going concern and, therefore, that it may be unable to realise its assets and discharge its liabilities in the normal course of business.

Management of the CityHub group is currently in dialogue with the group's credit institutions and financial partners to expand the credit facilities of the group. Based on the positive developments regarding COVID-19 in the course of 2021, the CityHub group expects a strong increase in revenue and the bottom line result in 2022. Management has no reason to believe that the credit institutions will not support the financing and expects that sufficient credit facilities will be obtained. Based on these considerations, Management deems the application of the going concern assumption in the 2019/20 financial statements to be appropriate.

#### 3 Staff costs

	27/12/2019- 31/12 2020
DKK	
Wages and salaries	698,073
Pensions	42,061
Other social security costs	<u>3,408</u>
	<u>743,542</u>
Average number of full-time employees	<u>2</u>

#### 4 Other financial expenses

Interest expense to group entities	25,716
Other financial costs	<u>5,694</u>
	<u>31,410</u>

## Financial statements 27 December 2019 - 31 December 2020

### Notes

#### 5 Property, plant and equipment

DKK	Fixtures and fittings, tools and equipment	Leasehold improvements	Total
Cost at 27 December 2019	0	0	0
Additions for the year	<u>28,168,699</u>	<u>4,625,777</u>	<u>32,794,476</u>
Cost at 31 December 2020	<u>28,168,699</u>	<u>4,625,777</u>	<u>32,794,476</u>
Depreciation for the year	<u>-1,025,608</u>	<u>-132,609</u>	<u>-1,158,217</u>
Depreciation and impairment losses at 31 December 2020	<u>-1,025,608</u>	<u>-132,609</u>	<u>-1,158,217</u>
<b>Carrying amount at 31 December 2020</b>	<u><u>27,143,091</u></u>	<u><u>4,493,168</u></u>	<u><u>31,636,259</u></u>

#### 6 Contractual obligations, contingencies, etc.

##### Contingent liabilities

The Company has entered into rental lease agreements with a remaining term of 180 months and an average monthly lease payment of DKK 710 thousand, totalling DKK 127,734 thousand.

The Company has entered into lease agreements related to coffee and vending machines with a remaining term of 60 months and an average monthly lease payment of DKK 5 thousand, totalling DKK 274 thousand.

#### 7 Related party disclosures

##### Ownership

The following shareholder is registered in the Company's register of shareholders as holding a minimum of 5% of the votes or a minimum of 5% of the contributed capital:

CityHub Holding B.V., Bellamystraat 3, 1053 BE Amsterdam Holland.

CityHub CPH Vesterbro ApS is part of the consolidated financial statements of CityHub Holding B.V., which is the smallest group in which the Company is included as a subsidiary.

The consolidated financial statements of CityHub Holding B.V. can be obtained by contacting the Company at the address above.