

# CityHub CPH Vesterbro ApS

Vesterbrogade 97B, st. th.  
1620 København V  
Denmark

CVR no. 41 03 47 26

## **Annual report 2021**

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

5 July 2022

Pieter Wilhelmus Josephus van Tilburg  
Chairman of the annual general meeting

## **Contents**

Statement by the Executive Board	2
Independent auditor's report	3
Management's review	6
Company details	6
Operating review	7
Financial statements 1 January – 31 December	8
Income statement	8
Balance sheet	9
Statement of changes in equity	11
Notes	12

**CityHub CPH Vesterbro ApS**  
Annual report 2021  
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## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of CityHub CPH Vesterbro ApS for the financial year 1 January – 31 December 2021.

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 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021.

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.

København, 5 July 2022  
Executive Board:

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Pieter Wilhelmus Josephus  
van Tilburg  
CEO

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Samir Johannes Marinus  
Tommy Schuurkes  
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 year 1 January – 31 December 2021 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 2021 and of the results of the Company's operations for the financial year 1 January – 31 December 2021 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' 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.

#### Material uncertainty related to going concern

We draw attention to note 2 that a material uncertainty exists that may cast significant doubt on 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.

København, 5 July 2022

**KPMG**

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

Jesper Bo Pedersen  
State Authorised  
Public Accountant  
mne42778

**CityHub CPH Vesterbro ApS**  
Annual report 2021  
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## Management's review

### Company details

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

CVR no.:	41 03 47 26
Established:	27 December 2019
Registered office:	København
Financial year:	1 January – 31 December

### Executive Board

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

### Auditor

KPMG  
Statsautoriseret Revisionspartnerselskab  
Dampfaergevej 28  
DK-2100 Copenhagen  
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 2021 shows a profit of DKK 344,657 as against DKK 16,157 for the period 27 December 2019 - 31 December 2020. Equity in the Company's balance sheet at 31 December 2021 stood at DKK 7,841,414 as against DKK 56,157 at 31 December 2020.

#### **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 2021, the Company's short term debt exceeds the current assets. CityHub CPH Vesterbro ApS has increasing activity and increasing cash to support the business and has a positive budget for 2022. The Company's ability to continue as a going concern however depends on the continued support from CityHub Holding B.V. who has issued a letter of support to CityHub CPH Vesterbro ApS that runs until the annual general meeting in 2023 related to the approval of the financial statements for 2022.

Since the outbreak of COVID-19, the operations and financial results of CityHub Holding B.V. has 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 and it is expected that CityHub Holding B.V will not be able to comply with its restrictive covenants as per 31 December 2022. These conditions and events raise significant doubt about CityHub Holding B.V.'s ability to raise funds to be able to support the business in CityHub CPH Vesterbro ApS and thus also raises significant doubt about CityHub CPH Vesterbro ApS's ability to continue as a going concern.

Based on the positive developments regarding Covid-19 in the course of 2021 and 2022, CityHub Holding B.V. has an increase in total revenue and bottom line result in the first months of 2022. Several steps were taken in 2020 and 2021 to increase the level of headroom in the cashflow forecast, including and among others the postponement of repayment obligations with credit institutions in 2021 and additional funding from the shareholders. In addition credit institutions waived the covenant breaches of CityHub Holding B.V. for the year 2021 and management in CityHub Holding B.V does not expect that loans taken-up will be cancelled in case of any future breaches of covenants in either 2022 or 2023. Based on these considerations, Management expects that CityHub Holding B.V will be able to raise sufficient funds to be able to support the business in CPH Vesterbro ApS and therefor deems the application of the going concern assumption in the 2021 financial statements to be appropriate.



## Financial statements 1 January – 31 December

### Income statement

DKK	Note	2021	27/12 2019- 31/12 2020
<b>Gross profit</b>		6,652,467	1,949,326
Staff costs	3	-2,640,478	-743,542
Depreciation, amortisation and impairment losses		-3,493,993	-1,158,217
<b>Profit before financial income and expenses</b>		517,996	47,567
Other financial income		116,499	0
Other financial expenses	4	-289,838	-31,410
<b>Profit before tax</b>		344,657	16,157
Tax on profit/loss for the year		0	0
<b>Profit for the year</b>		344,657	16,157
<b>Proposed profit appropriation</b>			
Retained earnings		344,657	16,157
		344,657	16,157

## Financial statements 1 January – 31 December

### Balance sheet

DKK	Note	31/12 2021	31/12 2020
<b>ASSETS</b>			
<b>Fixed assets</b>			
<b>Property, plant and equipment</b>	5		
Fixtures and fittings, tools and equipment		24,306,109	27,143,091
Leasehold improvements		<u>3,903,960</u>	<u>4,493,168</u>
		<u>28,210,069</u>	<u>31,636,259</u>
<b>Total fixed assets</b>		<u>28,210,069</u>	<u>31,636,259</u>
<b>Current assets</b>			
<b>Receivables</b>			
Other receivables		969,421	225,297
Prepayments		<u>10,067</u>	<u>348,710</u>
		<u>979,488</u>	<u>574,007</u>
<b>Cash at bank and in hand</b>		<u>1,340,390</u>	<u>241,385</u>
<b>Total current assets</b>		<u>2,319,878</u>	<u>815,392</u>
<b>TOTAL ASSETS</b>		<u><u>30,529,947</u></u>	<u><u>32,451,651</u></u>

## Financial statements 1 January – 31 December

### Balance sheet

DKK	Note	31/12 2021	31/12 2020
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Contributed capital		50,000	40,000
Retained earnings		7,791,414	16,157
<b>Total equity</b>		<u>7,841,414</u>	<u>56,157</u>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Payables to group entities		<u>12,793,429</u>	<u>0</u>
<b>Current liabilities</b>			
Trade payables		922,467	626,666
Payables to group entities		4,745,826	31,561,646
Other payables		<u>4,226,811</u>	<u>207,182</u>
		<u>9,895,104</u>	<u>32,395,494</u>
<b>Total liabilities</b>		<u>22,688,533</u>	<u>32,395,494</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>30,529,947</u></u>	<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 1 January – 31 December

### Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 1 January 2021	40,000	16,157	56,157
Cash capital increase	10,000	7,430,600	7,440,600
Transferred over the distribution of profit	0	344,657	344,657
<b>Equity at 31 December 2021</b>	<b>50,000</b>	<b>7,791,414</b>	<b>7,841,414</b>

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies

The annual report of CityHub CPH Vesterbro ApS for 2021 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.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

#### 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 © 2021.

#### 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. Refunds from public authorities are deducted from staff costs.

#### Other external costs

Other external costs comprise costs of distribution, sales and advertising, administrative expenses, costs of premises, bad debts, operating leases, etc.

#### Financial income and expenses

Financial income and expenses comprise interest income and expense, 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.

## Financial statements 1 January – 31 December

### Notes

#### 1 Accounting policies (continued)

##### 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.

##### 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 1 January – 31 December

### 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 has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

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

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

##### Cash at bank and in hand

Cash at bank and in hand comprise cash and bank deposits.

##### 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 1 January – 31 December

### 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 amortised cost.

##### Other operating income

Other operating income comprises items secondary to the activities of the entity, including gains on the disposal of intangible assets and property, plant and equipment.



## Financial statements 1 January – 31 December

### Notes

#### 2 Material uncertainties regarding going concern

At 31 December 2021, the Company's short term debt exceeds the current assets. CityHub CPH Vesterbro ApS has increasing activity and increasing cash to support the business and has a positive budget for 2022. The Company's ability to continue as a going concern however depends on the continued support from CityHub Holding B.V. who has issued a letter of support to CityHub CPH Vesterbro ApS that runs until the annual general meeting in 2023 related to the approval of the financial statements for 2022.

Since the outbreak of COVID-19, the operations and financial results of CityHub Holding B.V. has 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 and it is expected that CityHub Holding B.V will not be able to comply with its restrictive covenants as per 31 December 2022. These conditions and events raise significant doubt about CityHub Holding B.V.'s ability to raise funds to be able to support the business in CityHub CPH Vesterbro ApS and thus also raises significant doubt about CityHub CPH Vesterbro ApS's ability to continue as a going concern.

Based on the positive developments regarding Covid-19 in the course of 2021 and 2022, CityHub Holding B.V. has an increase in total revenue and bottom line result in the first months of 2022. Several steps were taken in 2020 and 2021 to increase the level of headroom in the cashflow forecast, including and among others the postponement of repayment obligations with credit institutions in 2021 and additional funding from the shareholders. In addition credit institutions waived the covenant breaches of CityHub Holding B.V. for the year 2021 and management in CityHub Holding B.V does not expect that loans taken-up will be cancelled in case of any future breaches of covenants in either 2022 or 2023. Based on these considerations, Management expects that CityHub Holding B.V will be able to raise sufficient funds to be able to support the business in CPH Vesterbro ApS and therefor deems the application of the going concern assumption in the 2021 financial statements to be appropriate

#### 3 Staff costs

DKK	2021	27/12 2019- 31/12 2020
Wages and salaries	2,461,889	698,073
Pensions	158,331	42,061
Other social security costs	20,258	3,408
	<u>2,640,478</u>	<u>743,542</u>
Average number of full-time employees	<u>6</u>	<u>2</u>

#### 4 Other financial expenses

Interest expense to group entities	204,463	25,716
Other financial costs	85,375	5,694
	<u>289,838</u>	<u>31,410</u>

## Financial statements 1 January – 31 December

### Notes

#### 5 Property, plant and equipment

DKK	Fixtures and fittings, tools and equipment	Leasehold improvements	Total
Cost at 1 January 2021	28,168,699	4,625,777	32,794,476
Additions for the year	378,334	438,690	817,024
Disposals for the year	-123,386	-625,836	-749,222
Cost at 31 December 2021	28,423,647	4,438,631	32,862,278
Depreciation and impairment losses at 1 January 2021	-1,025,608	-132,609	-1,158,217
Depreciation for the year	-3,091,930	-402,062	-3,493,992
Depreciation and impairment losses at 31 December 2021	-4,117,538	-534,671	-4,652,209
<b>Carrying amount at 31 December 2021</b>	<b>24,306,109</b>	<b>3,903,960</b>	<b>28,210,069</b>

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

##### Contingent liabilities

The Company has entered into rental lease agreements with a remaining term of 168 months and an average monthly lease payment of DKK 742 thousand, totalling DKK 124,781 thousand.

The Company has entered into lease agreements related to coffee and vending machines with a remaining term of 56 months and an average monthly lease payment of DKK 4 thousand, totalling DKK 220 thousand.

#### 7 Related party disclosures

##### Control

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

Cityhub Holding B.V. holds the majority of the contributed capital in the Company.

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.