
NH STRANDGADE ApS

Amerika Plads 37, DK-2100 København Ø

Annual Report for 17 June - 31 December 2020

CVR No 41 43 83 55

The Annual Report was
presented and adopted at
the Annual General
Meeting of the Company on
27/09/2021

Lars Bunch
Chairman of the General
Meeting



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Management's Statement

The Executive Board has today considered and adopted the Annual Report of NH Strandgade ApS ("the Company") for the financial year 17 June - 31 December 2020.

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 at 31 December 2020 of the Company and of the results of the Company operations for 2020.

In our opinion, Management's Review includes a true and fair account of the matters addressed in the Review.

We recommend that the Annual Report be adopted at the Annual General Meeting.

Copenhagen, 16 September 2021

Executive Board


Martinus Joseph Maria Markus


Paul Christiaan Petrus Wilhelmus Spée

Independent Auditor's Report

To the Shareholder of NH STRANDGADE ApS

Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2020 and of the results of the Company's operations for the financial year 17 June - 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of NH Strandgade ApS for the financial year 17 June - 31 December 2020, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("the Financial Statements").

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

Independent Auditor's Report

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 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 skepticism 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

Independent Auditor's Report

- 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.

Hellerup, 16 September 2021

PricewaterhouseCoopers Statsautoriseret

Revisionspartnerselskab

CVR No 33 77 12 31



Steffen Kaj Pedersen
statsautoriseret revisor
mne34357

Company Information

The Company

NH Strandgade ApS
Amerika Plads 37
DK-2100 København Ø

CVR No: 41 43 83 55

Financial period: 17 June - 31 December 2020

Municipality of reg. office: Copenhagen

Executive Board

Martinus Joseph Maria Markus
Paul Christiaan Petrus
Wilhelmus Spée

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
DK-2900 Hellerup

Management's Review

Key activities

NH Strandgade ApS ("the Company") has been established on June 17, 2020. The Company's purpose is hotel management of the NH Collection Copenhagen hotel which will open on September 1, 2021.

Development in the year

The income statement of the Company for 2020 shows a loss of DKK 7,332, and at 31 December 2020 the balance sheet of the Company shows equity of DKK 32,628.

Subsequent events

No events materially affecting the assessment of the Annual Report have occurred after the balance sheet date.

Income Statement 17 June - 31 December

	Note	2020 DKK
Gross profit/loss		0
Consultancy costs		(7,442)
Other expenses		(3)
		<hr/>
Profit/loss before financial income and expenses		(7,445)
Financial income		772
Financial expenses		(659)
		<hr/>
Profit/loss before tax		(7,332)
Tax on profit/loss for the year		0
		<hr/>
Net profit/loss for the year		(7,332)

Distribution of profit

Proposed distribution of profit

Retained earnings	(7,332)
	<hr/>
	(7,332)

Balance Sheet 31 December

Assets

	<u>Note</u>	<u>2020</u> DKK
Assets under construction		115,188
Property, plant and equipment	1	115,188
Fixed assets		115,118
Receivables from group enterprises		40,000
Receivables		40,000
Cash at bank and in hand		1,776,450
Current assets		1,816,450
Assets		1,931,638

Balance Sheet 31 December

Liabilities and equity

	Note	2020 DKK
Share capital		40,000
Other reserves		(40)
Retained earnings		(7,332)
Equity		32,628
Trade payables		7,441
Payables to group enterprises		1,783,729
Other payables		107,840
Short-term debt		1,899,010
Debt		0
Liabilities and equity		1,931,638
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Statement of Changes in Equity

	Share capital	Other reserves	Retained earnings	Total
	DKK	DKK	DKK	DKK
Equity at 17 June	40,000	0	0	40,000
Currency Exchange	0	(40)	0	(40)
Net profit/loss for the year	0	0	(7,332)	(7,332)
Equity at 31 December	40,000	(40)	(7,332)	32,628

Notes to the Financial Statements

	2020
	<hr/>
1 Property, plant and equipment	
	Assets under construction
	<hr/> DKK
Cost at 17 June	0
Additions for the year	115,188
Cost at 31 December	<hr/> 115,188 <hr/>
Impairment losses and depreciation at 1 January	0
Exchange adjustment	0
Depreciation for the year	<hr/> 0
Impairment losses and depreciation at 31 December	<hr/> 0 <hr/>
Carrying amount at 31 December	<hr/> 115,188 <hr/>

Notes to the Financial Statements

2 Contingent assets, liabilities and other financial obligations

Contingent liabilities

The Company has entered into a lease agreement with a non-terminable period until 31 August 2041, with a total commitment of DKK 1,030,310,000. The company has entered into a charge agreement in which a floating pledge of EUR 12.5 million is given to the landlord secured on the Companies fixed assets.

3 Related parties

The following shareholder is recorded in the Company's register of shareholders as holding at least 5% of the votes or at least 5% of the share capital:

Krasnapolsky International Holding B.V., Hoofddorp, The Netherlands

Group structure

The Company's parent company is NH Hotel Group S.A., a Spanish hotel company listed on the Madrid Stock Exchange. NH Hotel group S.A. is a 94.1% subsidiary of its ultimate parent Minor International Public Company Limited, a Thai company listed on the Thai Stock Exchange.

Notes to the Financial Statements

4 Accounting Policies

The Annual Report of NH Strandgade ApS for 2020 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B as well as selected rules applying to reporting class C.

The Financial Statements for 2020 are presented in DKK.

Recognition and measurement

Revenues are recognised in the income statement as earned. Furthermore, value adjustments of financial assets and liabilities measured at fair value or amortised cost are recognised. Moreover, all expenses incurred to achieve the earnings for the year are recognised in the income statement, including depreciation, amortisation, impairment losses and provisions as well as reversals due to changed accounting estimates of amounts that have previously been recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits attributable to the asset will flow to the Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when it is probable that future economic benefits will flow out of the Company, and the value of the liability can be measured reliably.

Assets and liabilities are initially measured at cost. Subsequently, assets and liabilities are measured as described for each item below.

Notes to the Financial Statements

4 Accounting Policies (continued)

Translation policies

Transactions in foreign currencies are translated at the exchange rates at the dates of transaction. Exchange differences arising due to differences between the transaction date rates and the rates at the dates of payment are recognised in financial income and expenses in the income statement. Where foreign exchange transactions are considered hedging of future cash flows, the value adjustments are recognised directly in equity.

Receivables, payables and other monetary items in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date. Any differences between the exchange rates at the balance sheet date and the rates at the time when the receivable or the debt arose are recognised in financial income and expenses in the income statement.

Fixed assets acquired in foreign currencies are measured at the transaction date rates.

Income Statement

Other external expenses

Other external expenses comprise expenses for premises, sales and distribution as well as office expenses, etc.

Gross profit/loss

With reference to section 32 of the Danish Financial Statements Act, gross profit/loss is calculated as a summary of revenue and other external expenses.

Notes to the Financial Statements

4 Accounting Policies (continued)

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year.

Tax on profit/loss for the year

Tax for the year consists of current tax for the year and changes in deferred tax for the year. The tax attributable to the profit for the year is recognised in the income statement, whereas the tax attributable to equity transactions is recognised directly in equity.

Balance Sheet

Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and less any accumulated impairment losses.

Cost comprises the cost of acquisition and expenses directly related to the acquisition up until the time when the asset is ready for use.

Interest expenses on loans raised directly for financing the construction of property, plant and equipment are recognised in cost over the period of construction.

The depreciation rates for installations are 8-10%. For furniture, fixtures, equipment and other fixed assets, depending on the respective type and expected economic life, depreciation rates range between 10% and 25%. The residual value is reassessed annually.

Receivables

Upon initial recognition the trade debtors are valued at fair value and then valued at amortised cost. The fair value and amortised cost equal the face value. Provisions deemed necessary for possible bad debt losses are deducted. These provisions are determined by individual assessment of the receivables