

# Motel One Copenhagen ApS

Løngangstræde 27, 1468 København K

CVR no. 42 62 80 26

## Annual report 2022

Approved at the Company's annual general meeting on 30 June 2023

Chair of the meeting:



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Armin Manfred Rödel

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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 Motel One Copenhagen ApS for the financial year 1 January - 31 December 2022.

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 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022.

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, 30 June 2023  
Executive Board:




Stefan Florian Lenze  
Director



Armin Manfred Rödl  
Director



Daniel Norman Müller  
Director



Michael Wiessler  
Director

## Independent auditor's report

To the shareholder of Motel One Copenhagen ApS

### Opinion

We have audited the financial statements of Motel One Copenhagen ApS for the financial year 1 January - 31 December 2022, 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 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022 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' 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.

### 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.
- ▶ 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.

## Independent auditor's report

- ▶ 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, 30 June 2023  
EY Godkendt Revisionspartnerselskab  
CVR no. 30 70 02 28



Kim Thomsen  
State Authorised Public Accountant  
mne26736

## Management's review

### Company details

Name	Motel One Copenhagen ApS
Address, Postal code, City	Løngangstræde 27, 1468 København K
CVR no.	42 62 80 26
Established	26 August 2021
Registered office	København
Financial year	1 January - 31 December
Executive Board	Stefan Florian Lenze, Director Armin Manfred Rödl, Director Daniel Norman Müller, Director Michael Wiessler, Director
Auditors	EY Godkendt Revisionspartnerselskab Dirch Passers Allé 36, P.O. Box 250, 2000 Frederiksberg, Denmark

## **Management's review**

### **Business review**

The company's purpose is to run business with hotels and related corporation.

### **Financial review**

The income statement for 2022 shows a profit of DKK 3,142 thousand against a loss of DKK 1,490 thousand last year, and the balance sheet at 31 December 2022 shows equity of DKK 3,511 thousand.

### **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 1 January - 31 December

### Income statement

Note	DKK	2022 12 months	2021 4 months
	<b>Revenue</b>	53,708,098	9,108,867
	Cost of sales	-9,183,582	-2,120,771
	Other external expenses	-29,934,885	-7,178,226
	<b>Gross profit</b>	14,589,631	-190,130
2	Staff costs	-9,386,025	-1,694,184
	Amortisation/depreciation and impairment of intangible assets and property, plant and equipment	-802,161	0
	<b>Profit/loss before net financials</b>	4,401,445	-1,884,314
	Financial income	4,246	1,029
3	Financial expenses	-242,678	-26,724
	<b>Profit/loss before tax</b>	4,163,013	-1,910,009
4	Tax for the year	-1,021,508	420,202
	<b>Profit/loss for the year</b>	3,141,505	-1,489,807
	<b>Recommended appropriation of profit/loss</b>		
	Retained earnings/accumulated loss	3,141,505	-1,489,807
		3,141,505	-1,489,807



## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	<u>2022</u>	<u>2021</u>
	<b>ASSETS</b>		
	<b>Fixed assets</b>		
5	<b>Intangible assets</b>		
	Acquired intangible assets	136,630	0
		<u>136,630</u>	<u>0</u>
6	<b>Property, plant and equipment</b>		
	Fixtures and fittings, other plant and equipment	1,428,541	0
	Property, plant and equipment under construction	0	1,086,439
		<u>1,428,541</u>	<u>1,086,439</u>
	<b>Total fixed assets</b>	<u>1,565,171</u>	<u>1,086,439</u>
	<b>Non-fixed assets</b>		
	<b>Inventories</b>		
	Finished goods and goods for resale	224,590	106,781
		<u>224,590</u>	<u>106,781</u>
	<b>Receivables</b>		
	Trade receivables	8,545	0
	Receivables from group enterprises	6,399	0
7	Deferred tax assets	467,694	420,202
	Other receivables	729,355	187,780
	Prepayments	180,068	559,333
		<u>1,392,061</u>	<u>1,167,315</u>
	<b>Cash</b>	<u>9,734,334</u>	<u>6,455,998</u>
	<b>Total non-fixed assets</b>	<u>11,350,985</u>	<u>7,730,094</u>
	<b>TOTAL ASSETS</b>	<u><u>12,916,156</u></u>	<u><u>8,816,533</u></u>

## Financial statements 1 January - 31 December

### Balance sheet

Note	DKK	<u>2022</u>	<u>2021</u>
	<b>EQUITY AND LIABILITIES</b>		
	<b>Equity</b>		
	Share capital	40,000	40,000
	Retained earnings	3,470,848	329,343
	<b>Total equity</b>	<u>3,510,848</u>	<u>369,343</u>
	<b>Liabilities other than provisions</b>		
	<b>Current liabilities other than provisions</b>		
	Trade payables	1,025,436	1,968,181
	Payables to group enterprises	558,874	4,249,091
	Corporation tax payable	1,069,000	0
	Other payables	4,298,998	2,229,918
	Deferred income	2,453,000	0
		<u>9,405,308</u>	<u>8,447,190</u>
	<b>Total liabilities other than provisions</b>	<u>9,405,308</u>	<u>8,447,190</u>
	<b>TOTAL EQUITY AND LIABILITIES</b>	<u>12,916,156</u>	<u>8,816,533</u>

- 1 Accounting policies
- 8 Contractual obligations and contingencies, etc.
- 9 Collateral
- 10 Related parties

## Financial statements 1 January - 31 December

### Statement of changes in equity

DKK	<u>Share capital</u>	<u>Retained earnings</u>	<u>Total</u>
Equity at 26 August 2021	0	0	0
Transfer through appropriation of loss	0	-1,489,807	-1,489,807
Cash payments concerning formation of enterprise	40,000	1,819,150	1,859,150
<b>Equity at 1 January 2022</b>	<b>40,000</b>	<b>329,343</b>	<b>369,343</b>
Transfer through appropriation of profit	0	3,141,505	3,141,505
<b>Equity at 31 December 2022</b>	<b>40,000</b>	<b>3,470,848</b>	<b>3,510,848</b>

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies

The annual report of Motel One Copenhagen ApS for 2022 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.

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

#### Reporting currency

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

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rate 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 and payables and other monetary items denominated in foreign currencies are translated at the exchange rate 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 most recent financial statements is recognised in the income statement as financial income or financial expenses.

### Income statement

#### Revenue

The Company has chosen IAS 11/IAS 18 as interpretation for revenue recognition.

Income from the hotel services is recognised as revenue as the services are rendered. Accordingly, revenue corresponds to the market value of the services rendered during the year.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts and rebates granted are recognised in revenue.

#### Cost of sales

Cost of sales includes the cost of goods used in generating the year's revenue.

#### 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.

#### Staff costs

Staff costs include wages and salaries, including compensated absence and pension to the Company's employees, as well as other social security contributions, etc. The item is net of refunds from public authorities.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Amortisation/depreciation and impairment

The item comprises amortisation/depreciation and impairment of intangible assets and property, plant and equipment.

The basis of amortisation/depreciation, which is calculated as cost less any residual value, is amortised/depreciated on a straight line basis over the expected useful life. The expected useful lives of the assets are as follows:

Acquired intangible assets	3 years
Fixtures and fittings, other plant and equipment	3-5 years

##### 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.

##### Balance sheet

##### Intangible assets

Other intangible assets include development projects and other acquired intangible rights, including software licences, distribution rights and development projects.

Other intangible assets are measured at cost less accumulated amortisation and impairment losses.

##### Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes the acquisition price and costs directly related to the acquisition until the time at which the asset is ready for use.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Impairment of fixed assets

The carrying amount of intangible assets, property, plant and equipment and investments in group entities 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.

##### Inventories

Inventories are measured at cost in accordance with the FIFO method. Where the net realisable value is lower than cost, inventories are written down to this lower value. The net realisable value of inventories is calculated as the sales amount less costs of completion and expenses required to effect the sale and is determined taking into account marketability, obsolescence and development in the expected selling price.

##### Receivables

The Company has chosen IAS 39 as interpretation for impairment write-down of financial 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.

##### Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses regarding subsequent financial reporting years.

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 1 Accounting policies (continued)

##### Income taxes

Current tax payables and receivables are recognised in the balance sheet as the estimated income tax charge for the year, adjusted for prior-year taxes and tax paid on account.

Deferred tax is measured according to the liability method on all temporary differences between the carrying amount and the tax base of assets and liabilities. However, deferred tax is not recognised on temporary differences relating to goodwill which is not deductible for tax purposes and on office premises and other items where temporary differences, apart from business combinations, arise at the date of acquisition without affecting either profit/loss for the year or taxable income. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on Management's intended use of the asset or settlement of the liability, respectively.

Deferred tax is measured according to 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. Deferred tax assets are recognised at the expected value of their utilisation; 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. Changes in deferred tax due to changes in the tax rate are recognised in the income statement.

##### Other payables

Other payables are measured at net realisable value.

##### Deferred income

Deferred income recognised as a liability comprises payments received concerning income in subsequent financial reporting years.

DKK	2022 12 months	2021 4 months
<b>2 Staff costs</b>		
Wages/salaries	8,264,794	1,529,767
Other social security costs	783,027	122,353
Other staff costs	338,204	42,064
	<u>9,386,025</u>	<u>1,694,184</u>
Average number of full-time employees	<u>20</u>	<u>16</u>
<b>3 Financial expenses</b>		
Interest expenses, group entities	167,327	12,994
Other financial expenses	75,351	13,730
	<u>242,678</u>	<u>26,724</u>
<b>4 Tax for the year</b>		
Estimated tax charge for the year	1,069,000	0
Deferred tax adjustments in the year	-165,144	-420,202
Tax adjustments, prior years	117,652	0
	<u>1,021,508</u>	<u>-420,202</u>

## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 5 Intangible assets

DKK	<u>Acquired intangible assets</u>
Additions	204,945
Cost at 31 December 2022	<u>204,945</u>
Amortisation for the year	<u>68,315</u>
Impairment losses and amortisation at 31 December 2022	<u>68,315</u>
<b>Carrying amount at 31 December 2022</b>	<b><u>136,630</u></b>
Amortised over	<u>3 years</u>

#### 6 Property, plant and equipment

DKK	<u>Fixtures and fittings, other plant and equipment</u>	<u>Property, plant and equipment under construction</u>	<u>Total</u>
Cost at 1 January 2022	0	1,086,439	1,086,439
Additions	1,075,947	0	1,075,947
Disposals	-465,613	0	-465,613
Transferred	1,086,439	-1,086,439	0
Cost at 31 December 2022	<u>1,696,773</u>	<u>0</u>	<u>1,696,773</u>
Impairment losses	465,613	0	465,613
Depreciation	268,232	0	268,232
Reversal of accumulated depreciation and impairment of assets disposed	<u>-465,613</u>	<u>0</u>	<u>-465,613</u>
Impairment losses and depreciation at 31 December 2022	<u>268,232</u>	<u>0</u>	<u>268,232</u>
<b>Carrying amount at 31 December 2022</b>	<b><u>1,428,541</u></b>	<b><u>0</u></b>	<b><u>1,428,541</u></b>
Depreciated over	<u>3-5 years</u>		

#### 7 Deferred tax assets

Deferred tax assets in the amount of DKK 12 thousand at 31 December 2022 is expected to be realised as current tax with in 2 - 3 years.

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

##### Other financial obligations

Rent liabilities include a rent obligation totalling a minimum of DKK 266,230 thousand in interminable rent agreements for the period 2023-2041.



## Financial statements 1 January - 31 December

### Notes to the financial statements

#### 9 Collateral

The Company has not provided any security or other collateral in assets at 31 December 2022.

#### 10 Related parties

##### Information about consolidated financial statements

<u>Parent</u>	<u>Domicile</u>	<u>Requisitioning of the parent company's consolidated financial statements</u>
One Hotel & Resort AG	Münsing Germany	Seeleiten35 82541 Münsing Germany