

# **4finance ApS**

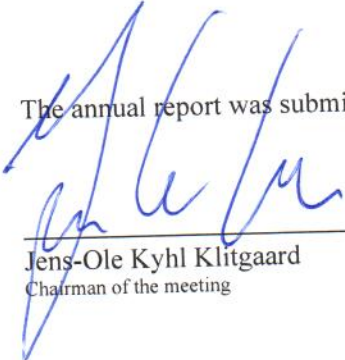
Vesterbrogade 1L 4., 1620 København V

Company reg. no. 32 55 78 64

## **Annual report**

**1 January - 31 December 2020**

The annual report was submitted and approved by the general meeting on the 30 June 2021.



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Jens-Ole Kyhl Klitgaard  
Chairman of the meeting

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Notes:

- To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.
- Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

## **Management's report**

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Today, the board of directors and the managing director have presented the annual report of 4finance ApS for the financial year 1 January - 31 December 2020.

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

We consider the accounting policies appropriate and, in our opinion, the financial statements provide a fair presentation of the company's assets, equity and liabilities, and financial position at 31 December 2020 and of the company's results of activities in the financial year 1 January – 31 December 2020.

We are of the opinion that the management commentary presents a fair account of the issues dealt with.

We recommend that the annual report be approved by the general meeting.

København V, 30 June 2021

### **Managing Director**



Jesper Dal Thrane

### **Board of directors**



Jens-Ole Kyhl Klitgaard



Anton Metochkin

## **Independent auditor's report**

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**To the shareholders of 4finance ApS**

### **Opinion**

We have audited the financial statements of 4finance ApS for the financial year 1 January - 31 December 2020, which comprise income statement, statement of financial position, statement of changes in equity, notes and accounting policies. The financial statements have been prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements present a fair view of the company's assets, equity and liabilities, and financial position at 31 December 2020 and of the results of the company's activities for the financial year 1 January - 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 and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the section "Auditor's responsibilities for the audit of the financial statements". We are independent of the company in accordance with international ethical requirements for auditors (IESBA's Code of Ethics), 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.

### **Responsibilities of management and those charged with governance for the financial statements**

Management is responsible for the preparation of financial statements that provide a fair view in accordance with the Danish Financial Statements Act. Management is also responsible for such internal control as the 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 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 including an opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with international standards on auditing, 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.

## **Independent auditor's report**

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As part of an audit conducted in accordance with international standards on auditing, and the additional requirements applicable in Denmark, we exercise professional judgment 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 the 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 preparation of the financial statements using the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists arising from 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 disclosures in notes, and whether the financial statements reflect the underlying transactions and events in a manner that presents a 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 the 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 express no assurance opinion thereon.

## **Independent auditor's report**

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In connection with our audit of the financial statements, it is our responsibility to read the management commentary and to consider whether the management commentary is materially inconsistent with the financial statements or the evidence obtained during the audit, or whether it otherwise appears to contain material misstatement.

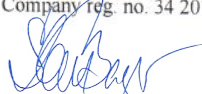
Furthermore, it is our responsibility to consider whether the management commentary provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we believe that management commentary is consistent with the financial statements and that it has been prepared in accordance with the provisions of the Danish Financial Statement Act. We did not discover any material misstatement in the management commentary.

Copenhagen, 30 June 2021

### **Grant Thornton**

State Authorised Public Accountants  
Company reg. no. 34 20 99 36



**Steen K. Bager**

State Authorised Public Accountant  
mne28679

## Company information

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### **The company**

4finance ApS  
Vesterbrogade 1L 4.  
1620 København V

Company reg. no. 32 55 78 64  
Established: 28 October 2009  
Domicile: Copenhagen  
Financial year: 1 January - 31 December

### **Board of directors**

Jens-Ole Kyhl Klitgaard  
Anton Metochkin

### **Managing Director**

Jesper Dal Thrane

### **Auditors**

Grant Thornton, Statsautoriseret Revisionspartnerselskab  
Stockholmsgade 45  
2100 København Ø

## Financial highlights

DKK in thousands.	2020	2019	2018	2017	2016
<b>Income statement:</b>					
Gross profit	101.458	165.432	145.966	122.721	85.130
Profit from operating activities	83.411	143.735	131.658	108.745	75.662
Net financials	-7.092	-6.412	-13.323	-10.834	-6.888
Net profit or loss for the year	59.318	106.886	92.205	76.280	52.505
<b>Statement of financial position:</b>					
Balance sheet total	124.274	251.197	320.939	273.404	208.983
Investments in property, plant and equipment	49	248	0	618	756
Equity	63.716	79.398	152.969	142.610	66.329
<b>Employees:</b>					
Average number of full-time employees	28	32	29	26	24
<b>Key figures in %:</b>					
Acid test ratio	198,0	144,9	208,0	146,0	172,0
Solvency ratio	51,3	31,6	47,7	52,2	31,7
Return on equity	82,9	92,0	62,4	73,0	92,7

Calculations of key figures and ratios do, in all material respects, follow the recommendations of the Danish Association of Finance Analysts, only in a few respects deviating from the recommendations.

The key figures and ratios shown in the statement of financial highlights have been calculated as follows:

<b>Acid test ratio</b>	$\frac{\text{Current assets} \times 100}{\text{Short term liabilities other than provisions}}$
<b>Solvency ratio</b>	$\frac{\text{Equity, closing balance} \times 100}{\text{Total assets, closing balance}}$
<b>Return on equity</b>	$\frac{\text{Net profit or loss for the year} \times 100}{\text{Average equity}}$

## Management commentary

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### **The principal activities of the company**

The principal activity of the Company is providing credit facilities to private individuals and all related business in context hereto.

### **Development in activities and financial matters**

The unprecedented health crisis has had a strong impact on the consumer loan business during the year 2020. The roll-out of lockdown had a negative impact on our activities with low loan production in all product lines.

On July 1st, 2020, new legislation introducing Annual Percentage Rate (APR) cap, total cost cap and marketing limitations came into force. For compliance purposes 4finance made investments to provide new product lines, which during the second half of 2020 were not overall profitable, and, thus, affected the financial results negatively.

Under this context, during 2020 our revenue had been significantly decreased compared with 2019.

We have reported a pre-tax profit of DKK 76 million in 2020, a 34% decrease compared to 2019. Our outstanding portfolio has decreased due to the low sales in 2020, but our cost of risk was significantly improved.

Overall, 2020 was satisfactory year for the Company and the result are in line with management expectation.

## Management commentary

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### Special risks

#### *Operating risks*

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks, such as those arising from legal and regulatory requirements and generally accepted standards of corporate behavior. The company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness, and to avoid control procedures that restrict initiative and creativity. The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management within each business unit. This responsibility is supported by the development of overall company standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorization of transactions
- requirements for the reconciliation and monitoring of transactions
- compliance with regulatory and other legal requirements
- documentation of controls and procedures
- requirements for the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified
- development of contingency plans .
- training and professional development .
- ethical and business standards
- risk mitigation, including insurance where this is effective.

The Company is also subject to reputation risk in relation to the lending practice. Management is fully aware of the scrutiny and interest in the operations of short-term finance institutions by regulators and members of the public. Management seeks to be transparent in the way it markets its business, takes steps to ensure that all operations comply with all relevant legislation and cooperates intensively with regulators, when requested.

## **Management commentary**

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### *Legal Risk*

The Company applied for a license with the Danish Financial supervisory Authority in December 2019 and expects to get response to the application in 2021.

The Consumer Ombudsman has been investigating the company regarding fees charged to clients from July 2020. The Company has requested more information about the nature of the filing the Consumer Ombudsman has made with other Danish authorities, with the intention to engage in a positive dialogue with Danish authorities.

The company does not expect any legal environment changes which related the business in 2021 or further. The Company has taken all reasonable actions to ensure a positive dialogue with all relevant authorities, ensure compliance and will continue to develop the business accordingly..

### *Financial risks*

Since the Company is almost exclusively funded by the 4finance group treasury company (4finance S.A.) with whom the Company has significant credit line agreements, the liquidity risk is limited. The Company's liquidity is continuously monitored to ensure that the company meet its payment obligations.

### *Exchange rate risk*

The Company's transactions are in the currencies DKK, EUR, and USD. Denmark conducts a fixed exchange rate policy against EUR. The main exchange risk is with the USD transaction with the Group company, but this is considered a low risk

### *Interest rate risks*

Interest rate risk is the risk that movements in interest rates will affect the company's interest cost. Management believe that the interest rate risk is not material, since the Company's borrowings have been received at fixed rates. Re-pricing of interest-bearing liabilities is not expected to take place within the next 12 months.

### *Credit risks*

The Company's primary risk is credit risk. The maximum loan amount granted to private individuals residing in Denmark is DKK 75.000. In order to mitigate the risk resulting from the exposure, the Company continuously adjusts its credit scoring models and credit policies.

### **Environmental issues**

The company is environmentally aware and continuously works to reduce the environmental impact from its operations. The company has no written environmental policies.

### **Loans and receivables**

The outstanding net portfolio amounting to DKK 96 million, compared with DKK 210 million at the end of 2019, corresponding to a decrease of 55%.

## **Management commentary**

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### **Research and development activities**

Reference is made to the consolidated financial statements for review of research and development activities.

### **Expected developments**

As a consequence of the ongoing pandemic and the uncertainty of the economic environment, 4finance Denmark is expecting a sales decline in 2021.

In 2021, 4finance Denmark will continue focus on service our customer and improve our operating efficiency.

### **Events occurring after the end of the financial year**

No events above from described under "the expected development" have occurred after the balance sheet date that materially affect the financial statement for 2020..

## Income statement 1 January - 31 December

All amounts in DKK.

Note	2020	2019
<b>Gross profit</b>	<b>101.458.435</b>	<b>165.431.502</b>
1 Staff costs	-16.114.370	-19.795.303
Depreciation, amortisation, and impairment	-1.932.625	-1.901.190
<b>Operating profit</b>	<b>83.411.440</b>	<b>143.735.009</b>
Other financial income	382.594	194.483
2 Other financial costs	-7.474.647	-6.606.311
<b>Pre-tax net profit or loss</b>	<b>76.319.387</b>	<b>137.323.181</b>
Tax on net profit or loss for the year	-17.001.487	-30.437.396
<b>3 Net profit or loss for the year</b>	<b>59.317.900</b>	<b>106.885.785</b>

## Statement of financial position at 31 December

All amounts in DKK.

<b>Assets</b>			
<u>Note</u>		<u>2020</u>	<u>2019</u>
<b>Non-current assets</b>			
4	Formation of intangible assets	229.396	391.288
4	Development projects	4.854.204	581.232
	Intangible fixed assets in total	<u>5.083.600</u>	<u>972.520</u>
5	Land and buildings	1.177.711	2.746.555
5	Other fixtures, tools and equipment	212.019	332.999
5	Leasehold improvements	45.372	77.328
	Tangible fixed assets in total	<u>1.435.102</u>	<u>3.156.882</u>
	<b>Fixed assets in total</b>	<b><u>6.518.702</u></b>	<b><u>4.129.402</u></b>
<b>Current assets</b>			
	Loan receivables	96.525.921	210.263.508
	Other receivables	12.016.742	26.056.014
6	Prepayments and accrued income	176.527	638.967
	Total receivables	<u>108.719.190</u>	<u>236.958.489</u>
	Available funds	<u>9.036.354</u>	<u>10.109.299</u>
	<b>Current assets in total</b>	<b><u>117.755.544</u></b>	<b><u>247.067.788</u></b>
	<b>Total assets</b>	<b><u>124.274.246</u></b>	<b><u>251.197.190</u></b>

## Statement of financial position at 31 December

All amounts in DKK.

<b>Equity and liabilities</b>			
<u>Note</u>		<u>2020</u>	<u>2019</u>
<b>Equity</b>			
7	Share capital	1.466.000	1.466.000
	Results brought forward	62.249.651	77.931.751
	<b>Total equity</b>	<b>63.715.651</b>	<b>79.397.751</b>
<b>Provisions</b>			
8	Provisions for deferred tax	1.093.275	104.702
	<b>Total provisions</b>	<b>1.093.275</b>	<b>104.702</b>
<b>Liabilities other than provisions</b>			
	Lease liabilities	0	1.206.708
9	Total long term liabilities other than provisions	0	1.206.708
9	Current portion of long term payables	1.207.975	1.595.544
	Trade creditors	1.747.298	3.269.940
	Debt to group enterprises	25.181.264	124.786.679
	Income tax payable	16.286.666	30.527.074
	Other payables	14.909.584	10.055.375
10	Accruals and deferred income	132.533	253.417
	Total short term liabilities other than provisions	59.465.320	170.488.029
	<b>Total liabilities other than provisions</b>	<b>59.465.320</b>	<b>171.694.737</b>
	<b>Total equity and liabilities</b>	<b>124.274.246</b>	<b>251.197.190</b>
<b>11 Mortgage and security</b>			
<b>12 Contingencies</b>			
<b>13 Related parties</b>			

## Statement of changes in equity

All amounts in DKK.

	Contributed capital	Retained earnings	Total
Equity 1 January 2020	1.466.000	77.931.751	79.397.751
Profit or loss for the year brought forward	0	-15.682.100	-15.682.100
Extraordinary dividend adopted during the financial year	0	75.000.000	75.000.000
Distributed extraordinary dividend adopted during the financial year.	0	-75.000.000	-75.000.000
	<b>1.466.000</b>	<b>62.249.651</b>	<b>63.715.651</b>

## Notes

All amounts in DKK.

	<u>2020</u>	<u>2019</u>
<b>1. Staff costs</b>		
Salaries and wages	14.316.345	18.072.172
Pension costs	1.689.087	1.597.373
Other staff costs	108.938	125.758
	<u>16.114.370</u>	<u>19.795.303</u>
Executive board and board of directors	<u>1.420.352</u>	
Average number of employees	<u>28</u>	
By reference to section 98b (3)(ii) of the Danish Financial statements Act, remuneration to Management is not disclosed for the comparative figures, hence the company used the exception last year.		
<b>2. Other financial costs</b>		
Financial costs, group enterprises	5.675.378	5.711.591
Other financial costs	1.799.269	894.720
	<u>7.474.647</u>	<u>6.606.311</u>
<b>3. Proposed appropriation of net profit</b>		
Extraordinary dividend adopted during the financial year	75.000.000	156.887.700
Allocated from retained earnings	-15.682.100	-50.001.915
<b>Total allocations and transfers</b>	<u>59.317.900</u>	<u>106.885.785</u>

## Notes

All amounts in DKK.

### 4. Intangible assets

	Development projects	Formation of intangible assets
Cost at 1. January 2020	676.889	913.915
Additions for the year	0	3.940.289
<b>Cost at 31. december 2020</b>	<b>676.889</b>	<b>4.854.204</b>
Impairment losses and depreciation 1. January 2020	285.601	0
Depreciation for the year	161.892	0
<b>Impairment losses and depreciation 31. december 2020</b>	<b>447.493</b>	<b>0</b>
<b>Carrying amount at 31. december 2020</b>	<b>229.396</b>	<b>4.854.204</b>

### 5. Property, plant and equipment

	Land and buildings	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1. January 2020	10.986.220	1.555.301	309.849
Additions for the year	0	48.952	0
<b>Cost at 31. december 2020</b>	<b>10.986.220</b>	<b>1.604.253</b>	<b>309.849</b>
Impairment losses and depreciation 1. January 2020	8.239.665	1.222.302	232.521
Depreciation for the year	1.568.844	169.932	31.956
<b>Impairment losses and depreciation 31. december 2020</b>	<b>9.808.509</b>	<b>1.392.234</b>	<b>264.477</b>
<b>Carrying amount at 31. december 2020</b>	<b>1.177.711</b>	<b>212.019</b>	<b>45.372</b>
Right-of-use assets under IFRS 16, are included with an carrying amount of	1.177.711		

## Notes

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All amounts in DKK.

### 6. Prepayments and accrued income

Prepayments recognised under assets comprise incurred costs concerning the next financial year, including insurance

### 7. Share capital

There have been no change in the share capital the last 5 years.

### 8. Provisions for deferred tax

Provisions for deferred tax 1 January 2020

Deferred tax of the results for the year

	<u>31/12 2020</u>	<u>31/12 2019</u>
Provisions for deferred tax 1 January 2020	104.702	194.380
Deferred tax of the results for the year	<u>988.573</u>	<u>-89.678</u>
	<b><u>1.093.275</u></b>	<b><u>104.702</u></b>

### 9. Liabilities other than provision

	<u>Total payables 31 Dec 2020</u>	<u>Current portion of long term payables</u>	<u>Long term payables 31 Dec 2020</u>	<u>Outstanding payables after 5 years</u>
Lease liabilities	<u>1.207.975</u>	<u>1.207.975</u>	<u>0</u>	<u>0</u>
	<b><u>1.207.975</u></b>	<b><u>1.207.975</u></b>	<b><u>0</u></b>	<b><u>0</u></b>

	<u>31/12 2020</u>	<u>31/12 2019</u>
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### 10. Accruals and deferred income

Prepayments/deferred income

Prepayments/deferred income	<u>132.533</u>	<u>253.417</u>
	<b><u>132.533</u></b>	<b><u>253.417</u></b>

## Notes

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All amounts in DKK.

### 11. Mortgage and security

Of the company's cash holdings, t.kr. 500 is deposited on a security account in Sydbank.

The company has jointly signed the guarantee for the below stated bonds issued by 4finance S.A., Luxembourg:

Issuer	Amount issued	Maturity	Coupon	Listing
4finance S.A.	EUR 150.000.000	February 2022	11,25 %	Frankfurt Stock Exchange
4finance S.A.	USD 325.000.000	May 2022	10,75 %	Irish Stock Exchange

### 12. Contingencies

#### Contingent liabilities

The Consumer Ombudsman has initiated a case, which may involve financial obligations for the company. As there is uncertainty about the realization and scope of the liabilities, they cannot reasonably be calculated and recognized in the accounts, and it is not possible to assess the financial impact if the liabilities are realized.

The company has a tax audit regarding intragroup services/transfer pricing. The tax audit is not finalized and there is no clear indication of how or when the tax audit will be finalized. Due to that, it is currently not possible to quantify a potential settlement on a reasonable basis, why the annual report does not include any amounts for settlement. Due to the uncertainty about the outcome of the tax audit, as well as uncertainty about a calculation of a possible adjustment, is the matter included as a contingent liability. The company and the Group are expecting that the tax audit not will end up in any corrections.

### 13. Related parties

#### Controlling interest

AS 4finance

Majority shareholder

Street Lielirbes 17A-8, Riga LV-1046, Latvia

#### Transactions

Transactions with related parties are made on market terms.



## Accounting policies

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Fixed assets acquired and paid for in foreign currency are measured at the exchange rate prevailing at the date of the transaction.

### Income statement

#### Gross profit

Pursuant to section 32 of the Danish Financial Statements Act, the Company has chosen to aggregate the items revenue and other external expenses in the item gross profit/gross loss.

Revenue comprises interest and fees related to loans. Income is accrued over the periods to which it relates and is included in the income statement at the amounts relating to the accounting period concerned.

Other expenses comprise expenses for sale, write-down of loan receivables, office premises and administration.

Other external costs comprise costs for sales, advertisement, administration, premises and operational leasing costs.

#### Staff costs

Staff costs include salaries and wages, including holiday allowances, pensions, and other social security costs, etc., for staff members. Staff costs are less government reimbursements.

#### Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation, amortisation, and writedown for the year and profit and loss on the disposal of intangible and tangible assets.

#### Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, financial expenses from financial leasing, realised and unrealised capital gains and losses relating to securities, debt and transactions in foreign currency, amortisation of financial assets and liabilities as well as surcharges and reimbursements under the advance tax scheme, etc.

#### Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

## Accounting policies

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### Statement of financial position

#### Intangible assets

##### Development projects, patents, and licences

Development costs and internally generated rights are recognised in the income statement as costs in the acquisition year.

Patents and licenses are measured at cost less accrued amortisation. Patents are amortised on a straightline basis over the remaining patent period and licenses are amortised over the contract period, however, for a maximum of 10 years.

Profit and loss from the sale of development projects, patents, and licenses are measured as the difference between the sales price less sales costs and the carrying amount at the time of sale. Profit or loss is recognised in the income statement under amortisation and writedown for impairment.

#### Tangible fixed assets

Tangible fixed assets are measured at cost with deduction of accrued depreciation and writedown.

The depreciable amount is cost less any expected residual value after the end of the useful life of the asset. The amortisation period and the residual value are determined at the acquisition date and reassessed annually. If the residual value exceeds the carrying amount, the depreciation is discontinued.

If the amortisation period or the residual value is changed, the effect on amortisation will, in future, be recognised as a change in the accounting estimates.

The cost comprises acquisition cost and costs directly associated with the acquisition until the time when the asset is ready for use.

The cost of a total asset is divided into separate components. These components are depreciated separately, the useful lives of each individual components differing, and the individual component representing a material part of the total cost.

Depreciation is done on a straight-line basis according to an assessment of the expected useful life :

	Useful life
Buildings (Righth-of-use assets)	Over the term of the contract
Other fixtures and fittings, tools and equipment	3-5 years

Minor assets with an expected useful life of less than 1 year are recognised as costs in the income statement in the year of acquisition.

## Accounting policies

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Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement under depreciation.

As regards self-constructed assets, the cost comprises direct costs for materials, components, deliveries from subsuppliers, payroll costs, and borrowing costs from specific and general borrowing concerning the construction of each individual asset.

### Leases

The enterprise will be applying IFRS 16 as its basis of interpretation for the recognition of classification and recognition of leases.

Leases pertaining to property, plant, and equipment for which the enterprise has the right-of-use are recognised in the statement of financial position as right-of-use assets. The assets are, at initial recognition, measured at imputed cost, consisting of:

- The imputed lease liability
- Any lease payments paid prior to – or on – the starting date, less any lease incentives received
- Any direct start-up costs
- Any restoring costs

Hereafter, recognised leased assets are treated like the enterprise's remaining property, plant, and equipment.

Lease liabilities are recognised in the statement of financial position as liabilities other than provision and are measured, at initial recognition, at the present value of lease payments payable over the lease term. This includes a purchase option in the event that the enterprise expects to purchase the right-of-use asset. When determining the present value, the internal rate of return or, alternatively, the enterprise's borrowing rate is applied as discount rate.

Hereafter, the lease liability is treated like the remaining financial liabilities, i.e. at amortised cost.

The interest element of the lease payments is recognised in the income statement over the contractual term.

The following leases are not recognised as assets and liabilities in the statement of financial position:

- Leases with a duration of twelve months or less (short leases)
- Leases where the replacement value of the asset is less than DKK 30,000. (low-value assets)

For such leases, the lease payment is recognised in the income statement as an expense on a linear basis over the lease term.

## Accounting policies

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Profit or loss derived from the disposal of property, land, and equipment is measured as the difference between the sales price less selling costs and the carrying amount at the date of disposal. Profit or loss is recognised in the income statement under depreciation.

As regards self-constructed assets, the cost comprises direct costs for materials, components, deliveries from subsuppliers, payroll costs, and borrowing costs from specific and general borrowing concerning the construction of each individual asset.

### Leases

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## **Accounting policies**

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### **Impairment loss relating to non-current assets**

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Previously recognised impairment losses are reversed when conditions for impairment no longer exist. Impairment relating to goodwill is not reversed.

### **Leasehold improvements**

Leasehold improvements are measured at cost less accrued depreciations. Depreciation is done on a straightline basis over the estimated useful life of the asset, which is set at 5 years.

### **Receivables**

Receivables are measured at amortised cost, which usually corresponds to nominal value.

To counter expected losses, writedown is done to net realisable value. The enterprise will be applying IFRS 9 as the basis of interpretation for the recognition of impairment of financial assets, meaning that an expected loss must be included at initial recognition of the receivable.

### **Prepayments and accrued income**

Prepayments and accrued income recognised under assets comprise incurred costs concerning the following financial year.

### **Cash on hand and demand deposits**

Cash on hand and demand deposits comprise cash at bank and on hand.

### **Equity**

#### **Dividend**

Dividend expected to be distributed for the year is recognised as a separate item under equity.

## **Accounting policies**

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### **Income tax and deferred tax**

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax is measured based on the tax rules and tax rates applying under the legislation prevailing in the respective countries on the reporting date when the deferred tax is expected to be released as current tax. Changes in deferred tax due to changed tax rates are recognised in the income statement, except for items included directly in the equity.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

### **Liabilities other than provisions**

Capitalised residual leasing liabilities associated with financial leasing contracts are recognised in the financial liabilities.

Liabilities other than provisions relating to investment properties are measured at amortised cost.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

### **Accruals and deferred income**

Payments received concerning future income are recognised under accruals and deferred income.