

BUSINESS CENTER LYNGBY HOVEDGADE APS
Lyngby Hovedgade 10
2800 Kgs. Lyngby

Annual report for 2024

Adopted at the annual general meeting on
10 July 2025

DocuSigned by:



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Lynsey Ann Blair
chairman

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STATEMENT BY MANAGEMENT ON THE ANNUAL REPORT

The executive board has today discussed and approved the annual report of Business Center Lyngby Hovedgade ApS for the financial year 1 January - 31 December 2024.

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

In my opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2024 and of the results of the company's operations for the financial year 1 January - 31 December 2024.

In my opinion, management's review includes a fair review of the matters dealt with in the management's review.

The financial statements have not been audited. Management considers the criteria for not auditing the financial statements to be met.

Management recommends that the annual report should be approved by the company in general meeting.

Copenhagen, 10 July 2025

Executive board

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Lynsey Ann Blair
Director

AUDITOR'S REPORT ON COMPILATION OF THE FINANCIAL STATEMENTS

To the shareholder of Business Center Lyngby Hovedgade ApS

We have compiled the financial statements of Business Center Lyngby Hovedgade ApS for the financial year 1 January - 31 December 2024 based on the company's bookkeeping records and other information made available by company.

The financial statements comprises a summary of significant accounting policies, income statement, balance sheet and notes.

We performed the engagement in accordance with ISRS 4410, Compilation Engagements.

We have applied our professional expertise to assist the company in the preparation and presentation of the financial statements in accordance with the Danish Financial Statements Act. We complied with the relevant provisions of the Danish Act on Approved Auditors and International Ethics Standards Boards for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, including principles relating to integrity, objectivity, professional competence and due care.

The financial statements and the accuracy and completeness of the information used to compile the financial statements are the company's responsibility.

As a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information provided by company for our compilation of the financial statements. Accordingly, we do not express an audit or a review conclusion on whether the financial statements have been prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 10 July 2025

FORVIS MAZARS

Statsautoriseret Revisionspartnerselskab
CVR no. 31 06 17 41

Monica Häckert Raavig
State Authorized Public Accountant
MNE no. mne48484

COMPANY DETAILS

The company	Business Center Lyngby Hovedgade ApS Lyngby Hovedgade 10 2800 Kgs. Lyngby
	CVR no.: 34 71 85 71
	Reporting period: 1 January - 31 December 2024
	Incorporated: 9 October 2012
	Domicile: Kgs. Lyngby
Executive board	Lynsey Ann Blair

MANAGEMENT'S REVIEW

Business review

The Company is engaged in the management and administration of entities within the Regus Group in Denmark. Since the year 2024 it has been exceptional for the Group, marked by the rapid and widespread adoption of hybrid working. This shift is being embraced by companies around the world and has already begun to influence how business leaders approach the management of their real estate portfolios.

Financial review

The company's income statement for the year ended 31 December 2024 shows a loss of DKK 90.471, and the balance sheet at 31 December 2024 shows negative equity of DKK 2.616.325.

Going concern:

It is the current intention of IWG Group to provide the Company with sufficient financial funds in order to enable the Company to fulfil at any time its payment obligations, but no written commitment has been given. Reference is made to note 1 for more details.

Significant events occurring after the end of the financial year

No events have occurred after the balance sheet date which could significantly affect the company's financial position.

Financial risks

The Company has budgetary and financial reporting procedures, supported by appropriate key performance indicators, to manage credit, liquidity and other financial risk.

Key performance indicators used by management include assessment of turnover, occupancy rates and profitability per unit.

ACCOUNTING POLICIES

The annual report of Business Center Lyngby Hovedgade ApS for 2024 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B.

The accounting policies applied are consistent with those of last year.

The annual report for 2024 is presented in DKK

Basis of recognition and measurement

Income is recognised in the income statement as earned, including value adjustments of financial assets and liabilities. All expenses, including amortisation, depreciation and impairment losses, are also recognised in the income statement.

Assets are recognised in the balance sheet when it is probable that future economic benefits 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 from the company and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. On subsequent recognition, assets and liabilities are measured as described below for each individual accounting item.

Certain financial assets and liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated as the historic cost less any installments and plus/less the accumulated amortisation of the difference between the cost and the nominal amount.

On recognition and measurement, allowance is made for predictable losses and risks which occur before the annual report is presented and which confirm or invalidate matters existing at the balance sheet date.

Income statement

Gross profit

In pursuance of section 32 of the Danish Financial Statements Act, the company does not disclose its revenue.

Gross profit reflects an aggregation of revenue, consumables and other external expenses.

Revenue

The net turnover is recognised in the profit and loss account if delivery and risk transfer to the buyer have taken place before the end of the year, and if the income can be determined reliably and is expected to be received.

Other external expenses

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts.

Depreciation, amortisation and impairment

Depreciation, amortisation and impairment of intangible assets and property, plant and equipment comprise the year's depreciation, amortisation and impairment of intangible assets and property, plant and equipment.

ACCOUNTING POLICIES

Financial income and expenses

Financial income and expenses are recognised in the income statement at the amounts relating to the financial year. Net financials include interest income and expenses, as well as allowance and surcharges under the advance payment of tax scheme, ect.

Tax on profit/loss for the year

Tax for the year, which comprises the current tax charge for the year and changes in the deferred tax charge, including changes arising from changes in tax rates, is recognised in the income statement as regards the portion that relates to entries directly in equity.

The entity and its Danish group entities are taxed on a joint basis. The danish income tax charge is allocated between profit-making Danish entities in proportion to their taxable income (full allocation method).

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowances, and jointly taxed companies having paid too little tax pay as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

Balance sheet

Tangible assets

Items of plant and machinery and fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

The depreciable amount is cost less the expected residual value at the end of the useful life.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date when the asset is available for use. The cost of self-constructed assets comprises direct and indirect costs of materials, components, sub-suppliers and wages.

Straight-line depreciation is provided on the basis of the following estimated useful lives of the assets:

	Useful life
Other fixtures and fittings, tools and equipment.	3-10 years
Leasehold Improvements	10 years or lease period years

Assets costing less than DKK 33.100 are expensed in the year of acquisition.

Receivables

Receivables are measured at amortised cost.

Prepayments

Prepayments recognised under 'Current assets' comprises expenses incurred concerning subsequent financial years.

ACCOUNTING POLICIES

Equity

Dividends

Proposed dividends are disclosed as a separate item under equity. Dividends are recognised as a liability when declared by the annual general meeting of shareholders.

Income tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as the estimated tax on the taxable income for the year, adjusted for tax on the taxable income for previous years and tax paid on account.

Deferred tax is measured according to the liability method in respect of temporary differences between the carrying amount of assets and liabilities and their tax base, calculated on the basis of the planned use of the asset and settlement of the liability, respectively. Deferred tax is measured at net realisable value.

Deferred tax is measured according to the tax rules and at the tax rates applicable in the respective countries at the balance sheet date when the deferred tax is expected to crystallise as current tax. Deferred tax adjustments resulting from changes in tax rates are recognised in the income statement, with the exception of items taken directly to equity.

Liabilities

Other liabilities, which include trade receivables, payables to group entities and other payables, are measured at amortised cost, which is usually equivalent to nominal value.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
Gross profit		508.200	-174.200
Depreciation		-121.198	-151.225
Other operating costs		-29.236	0
Profit/loss before net financials		357.766	-325.425
Financial income		-449.524	-467.060
Financial costs	3	-5.091	-6.310
Profit/loss before tax		-96.849	-798.795
Tax on profit/loss for the year	4	6.378	60.741
Profit/loss for the year		-90.471	-738.054
 Recommended appropriation of profit/loss			
Retained earnings		-90.471	-738.054
		-90.471	-738.054

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
ASSETS			
Other fixtures and fittings, tools and equipment	5	116.972	215.100
Leasehold improvements	5	276.590	328.896
Tangible assets		393.562	543.996
Deposits		838.360	815.354
Fixed asset investments		838.360	815.354
Total non-current assets		1.231.922	1.359.350
Trade receivables		258.129	242.634
Receivables from group entities		1.967.942	0
Other receivables		49.839	34.168
Corporation tax		6.378	44.737
Prepayments		2.276.613	2.192.465
Receivables		4.558.901	2.514.004
Total current assets		4.558.901	2.514.004
Total assets		5.790.823	3.873.354

BALANCE SHEET 31 DECEMBER

	<u>Note</u>	<u>2024</u> DKK	<u>2023</u> DKK
EQUITY AND LIABILITIES			
Share capital		500.000	500.000
Retained earnings		-3.116.325	-3.025.853
Equity		<u>-2.616.325</u>	<u>-2.525.853</u>
Trade payables		0	4.054
Payables to group entities		7.104.416	5.106.934
Other payables		1.302.732	1.288.219
Total current liabilities		<u>8.407.148</u>	<u>6.399.207</u>
Total liabilities		<u>8.407.148</u>	<u>6.399.207</u>
Total equity and liabilities		<u><u>5.790.823</u></u>	<u><u>3.873.354</u></u>
Uncertainty about the continued operation (going concern)	1		
Contingent liabilities	6		
Related parties and ownership structure	7		

NOTES

1 UNCERTAINTY ABOUT THE CONTINUED OPERATION (GOING CONCERN)

The company has incurred a loss during the year ended December 31, 2024 and, as of that date, the Company's current liabilities exceeded its current assets.

The company is dependent on that the IWG Group regularly provides the necessary liquidity to ensure that the company is able to meet its liabilities as they fall due until the annual general meeting where the annual report of 2025 is approved.

No commitments on financial support has been given from the owners, which indicates that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern.

Management however expects that the owners have the ability to pay, for which reason the financial statements for the year ended 31 December 2024 have been prepared on a going concern basis.

	2024	2023
	DKK	DKK
2 STAFF COSTS		
Number of fulltime employees on average	0	0
3 FINANCIAL COSTS		
Other financial costs	5.091	6.310
	5.091	6.310
4 TAX ON PROFIT/LOSS FOR THE YEAR		
Current tax for the year	-6.378	-44.737
Deferred tax for the year	0	-16.004
	-6.378	-60.741

NOTES

5 TANGIBLE ASSETS

	Other fixtures and fittings, tools and equipment	Leasehold improvements
Cost at 1 January 2024	2.033.361	949.100
Disposals for the year	-29.236	0
Transfers for the year	-12.507	0
Cost at 31 December 2024	<u>1.991.618</u>	<u>949.100</u>
Impairment losses and depreciation at 1 January 2024	1.818.261	620.204
Depreciation for the year	68.892	52.306
Transfers for the year	-12.507	0
Impairment losses and depreciation at 31 December 2024	<u>1.874.646</u>	<u>672.510</u>
Carrying amount at 31 December 2024	<u><u>116.972</u></u>	<u><u>276.590</u></u>

6 CONTINGENT LIABILITIES

Contingent liabilities

Regus Management ApS being the administration company, the company is subject to the Danish scheme of joint taxation and, as from the financial year 2014, unlimited jointly and severally liable with the other jointly taxed companies for the total corporation tax.

As from 2014, the company is unlimited jointly and severally liable with the other jointly taxed companies for any obligation to withhold tax interest, royalties and dividends.

Other rent and lease liabilities as of December 31st. 2024: 10,560 tDKK (2023: 920 tDKK)

The company is jointly tax registered with other Regus companies and is therefore jointly liable for VAT settlement.

7 RELATED PARTIES AND OWNERSHIP STRUCTURE

Other related parties

Business Center Lyngby Hovedgade ApS' related parties comprise the following:
IWG Plc, 22 Grenville Street, st. Heller, JE4 8PX Jersey.

PENNEO

The signatures in this document are legally binding. The document is signed using Penneo™ secure digital signature. The identity of the signers has been recorded, and are listed below.

"By my signature I confirm all dates and content in this document."

Monica Häckert Raavig

**Forvis Mazars Statsautoriseret Revisionspartnerselskab CVR:
31061741**

Revisor

On behalf of: Forvis mazars

Serial number: 0887d104-7fa3-4c98-895a-3a82aa00a752

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