



## Helnan Phoenix Hotel A/S

Vesterbro 77  
9000 Aalborg  
CVR No. 36445572

## Annual report 2023

The Annual General Meeting adopted the annual report on 29.08.2024

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**Finn Bødstrup**

Chairman of the General Meeting

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# Entity details

## Entity

Helnan Phønix Hotel A/S

Vesterbro 77

9000 Aalborg

Business Registration No.: 36445572

Registered office: Aalborg

Financial year: 01.01.2023 - 31.12.2023

## Board of Directors

Finn Bødstrup

Hans Jørgen Malmlose Nyegaard

Norhan El Galaly

Tamer Mamdouh Bahgat Elhossamy

## Executive Board

Michelle Sass Laursen

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab

Østre Havnepromenade 26, 4th floor

9000 Aalborg

# Statement by Management

The Board of Directors and the Executive Board have today considered and approved the annual report of Helnan Phønix Hotel A/S for the financial year 01.01.2023 - 31.12.2023.

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

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Aarhus, 27.08.2024

## Executive Board

**Michelle Sass Laursen**

## Board of Directors

**Finn Bødstrup**

**Hans Jørgen Malmlose Nyegaard**

**Norhan El Galaly**

**Tamer Mamdouh Bahgat Elhossamy**

# Independent auditor's report

## To the shareholders of Helnan Phønix Hotel A/S

### Opinion

We have audited the financial statements of Helnan Phønix Hotel A/S for the financial year 01.01.2023 - 31.12.2023, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant 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 Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 01.01.2023 - 31.12.2023 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Material uncertainty related to going concern

We draw attention to note 1 in the financial statements, which states that the group's Danish companies have experienced liquidity challenges in paying all overdue debts. The group's management is of the opinion that the liquidity challenges are of a temporary nature and will improve in the second half of 2024. Therefore, the financial statements of the group have been prepared on a going concern basis. Our conclusion is unmodified regarding this matter.

### 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 Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity 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 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity'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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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 commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, 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 commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statements Act. We did not identify any material misstatement of the management commentary.

Aalborg, 27.08.2024

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
CVR No. 33963556

**Lars Birner Sørensen**

State Authorised Public Accountant  
Identification No (MNE) mne11671

# Management commentary

## Primary activities

The Company's activities consist of running a hotel and restaurant business, congress center, wellness center, holiday center as well as investment, including financial transactions and raising loans for the purchase of securities as well as related business.

## Development in activities and finances

The financial statements for 2023 show a loss of DKK 5k against a profit of 2,819k in 2022. Equity amounts to DKK 48,402k at 31.12.2023.

The group's Danish companies are financially interconnected, and there have been certain liquidity challenges in paying all overdue debts after the reporting date. There is also a certain uncertainty about the liquidity situation for the rest of 2024. The group's financial statements have been prepared on a going concern basis, as the management believes that the liquidity challenges are of a temporary nature and will improve in the second half of 2024.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

# Income statement for 2023

	Notes	2023 DKK	2022 DKK
<b>Gross profit/loss</b>	3	<b>13,539,163</b>	<b>17,105,148</b>
Staff costs	4	(10,450,127)	(9,836,366)
Depreciation, amortisation and impairment losses		(1,451,345)	(2,148,890)
Other operating expenses		(52,652)	0
<b>Operating profit/loss</b>		<b>1,585,039</b>	<b>5,119,892</b>
Other financial income		17	5,660
Other financial expenses	5	(1,432,988)	(1,446,170)
<b>Profit/loss before tax</b>		<b>152,068</b>	<b>3,679,382</b>
Tax on profit/loss for the year	6	(156,691)	(860,645)
<b>Profit/loss for the year</b>		<b>(4,623)</b>	<b>2,818,737</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(4,623)	2,818,737
<b>Proposed distribution of profit and loss</b>		<b>(4,623)</b>	<b>2,818,737</b>

# Balance sheet at 31.12.2023

## Assets

	Notes	2023 DKK	2022 DKK
Land and buildings		138,333,448	138,192,907
Other fixtures and fittings, tools and equipment		743,763	1,093,403
<b>Property, plant and equipment</b>	<b>7</b>	<b>139,077,211</b>	<b>139,286,310</b>
<b>Fixed assets</b>		<b>139,077,211</b>	<b>139,286,310</b>
Manufactured goods and goods for resale		212,543	273,718
<b>Inventories</b>		<b>212,543</b>	<b>273,718</b>
Trade receivables		1,972,518	803,555
Other receivables		568,209	412,141
Joint taxation contribution receivable		167,514	0
<b>Receivables</b>		<b>2,708,241</b>	<b>1,215,696</b>
<b>Cash</b>		<b>104,941</b>	<b>18,544</b>
<b>Current assets</b>		<b>3,025,725</b>	<b>1,507,958</b>
<b>Assets</b>		<b>142,102,936</b>	<b>140,794,268</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2023 DKK</b>	<b>2022 DKK</b>
Contributed capital		3,572,640	3,572,640
Revaluation reserve		32,255,821	31,190,987
Retained earnings		12,573,945	13,643,402
<b>Equity</b>		<b>48,402,406</b>	<b>48,407,029</b>
Deferred tax		29,291,177	28,761,645
<b>Provisions</b>		<b>29,291,177</b>	<b>28,761,645</b>
Mortgage debt		36,599,570	40,220,189
Other payables		365,507	361,559
<b>Non-current liabilities other than provisions</b>	<b>8</b>	<b>36,965,077</b>	<b>40,581,748</b>
Current portion of non-current liabilities other than provisions	8	3,854,024	3,841,455
Payables to other credit institutions		4,966,006	401,095
Prepayments received from customers		94,543	57,912
Trade payables		1,576,595	1,113,603
Payables to group enterprises		15,259,782	17,039,570
Income tax payable		350,271	0
Other payables		1,343,055	590,211
<b>Current liabilities other than provisions</b>		<b>27,444,276</b>	<b>23,043,846</b>
<b>Liabilities other than provisions</b>		<b>64,409,353</b>	<b>63,625,594</b>
<b>Equity and liabilities</b>		<b>142,102,936</b>	<b>140,794,268</b>
Going concern	1		
Events after the balance sheet date	2		
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# Statement of changes in equity for 2023

	Contributed capital DKK	Revaluation reserve DKK	Retained earnings DKK	Total DKK
Equity beginning of year	3,572,640	31,190,987	13,643,402	48,407,029
Other entries on equity	0	1,064,834	(1,064,834)	0
Profit/loss for the year	0	0	(4,623)	(4,623)
<b>Equity end of year</b>	<b>3,572,640</b>	<b>32,255,821</b>	<b>12,573,945</b>	<b>48,402,406</b>

# Notes

## 1 Going concern

The group's Danish companies are financially interconnected, and there have been certain liquidity challenges in paying all overdue debts after the reporting date. There is also a certain uncertainty about the liquidity situation for the rest of 2024. The group's financial statements have been prepared on a going concern basis, as the management believes that the liquidity challenges are of a temporary nature and will improve in the second half of 2024.

## 2 Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.

## 3 Gross profit/loss

Gross profit/loss includes compensation received during COVID-19 as other operating income totalling DKK 0 (2022: DKK 812k). The compensation amounts are composed of the following schemes:

Compensation for fixed costs: DKK 0k (2022: DKK 565k)

Payroll compensation: DKK 0k (2022: DKK 247k)

## 4 Staff costs

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
Wages and salaries	9,430,302	8,907,977
Pension costs	969,744	872,800
Other social security costs	50,081	55,589
	<b>10,450,127</b>	<b>9,836,366</b>
Average number of full-time employees	<b>22</b>	<b>22</b>

## 5 Other financial expenses

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
Financial expenses from group enterprises	474,709	522,651
Other interest expenses	958,173	923,500
Exchange rate adjustments	106	19
	<b>1,432,988</b>	<b>1,446,170</b>

## 6 Tax on profit/loss for the year

	2023	2022
	DKK	DKK
Current tax	182,757	0
Change in deferred tax	141,448	860,645
Refund in joint taxation arrangement	(167,514)	0
	<b>156,691</b>	<b>860,645</b>

## 7 Property, plant and equipment

	Land and buildings DKK	Other fixtures and fittings, tools and equipment DKK
Cost beginning of year	132,358,125	13,921,962
Additions	1,231,774	10,472
<b>Cost end of year</b>	<b>133,589,899</b>	<b>13,932,434</b>
Revaluations beginning of year	45,505,726	0
<b>Revaluations end of year</b>	<b>45,505,726</b>	<b>0</b>
Depreciation and impairment losses beginning of year	(39,670,944)	(12,828,559)
Depreciation for the year	(1,091,233)	(360,112)
<b>Depreciation and impairment losses end of year</b>	<b>(40,762,177)</b>	<b>(13,188,671)</b>
<b>Carrying amount end of year</b>	<b>138,333,448</b>	<b>743,763</b>
Carrying amount if assets had not been revalued	92,827,722	743,763

## 8 Non-current liabilities other than provisions

	Due within 12 months 2023 DKK	Due within 12 months 2022 DKK	Due after more than 12 months 2023 DKK	Outstanding after 5 years 2023 DKK
Mortgage debt	3,854,024	3,841,455	36,599,570	23,673,912
Other payables	0	0	365,507	365,507
	<b>3,854,024</b>	<b>3,841,455</b>	<b>36,965,077</b>	<b>24,039,419</b>

## 9 Contingent liabilities

The Entity participates in a Danish joint taxation arrangement where Scandinavian Hotels A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the Entity is therefore liable for income taxes etc for the jointly taxed entities, and for obligations, if any, relating to the withholding of tax on interest, royalties and dividend for the jointly taxed entities. The jointly taxed entities' total known net liability under the joint taxation arrangement is disclosed in the administration company's financial statements.

### **10 Assets charged and collateral**

Mortgage debt is secured by way of mortgage on properties. The carrying amount of mortgaged properties is DKK 138,333k. Mortgage deeds registered to the mortgagor of DKK 113.660k are provided as security for commitments with credit institutions.

### **Collateral provided for group enterprises**

The Entity has given a self-debt guarantee to Nykredit Bank concerning the group company Helnan Marselis Hotel A/S. Bank debt in the group company amounts to DKK 83.454k.

Futhermore, the Entity also provides security for all recevabels from group enterprices Helnan Phønix Hotel A/S.

### **11 Group relations**

Name and registered office of the Parent preparing consolidated financial statements for the largest group:  
Scandinavian Hotels A/S, Aarhus

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

The accounting policies applied to these financial statements are consistent with those applied last year.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue, other operating income, cost of raw materials and consumables and external expenses.

### Revenue

Revenue from the sale of services is recognised in the income statement when delivery is made to the buyer. Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### Other operating income

Other operating income comprises income of a secondary nature as viewed in relation to the Entity's primary activities, including profit from the sale of intangible assets and property, plant and equipment, and salary refunds.

### Cost of sales

Cost of sales comprises goods consumed in the financial year measured at cost, adjusted for normal inventory writedowns.

**Other external expenses**

Other external expenses include expenses relating to the Entity's ordinary activities, including expenses for premises, stationery and office supplies, marketing costs, etc. This item also includes writedowns of receivables recognised in current assets.

**Property costs**

Property costs include costs incurred to operate the Entity's properties in the financial year, including repair and maintenance costs, property tax and electricity, water and heating, which are not charged directly from the lessee.

**Staff costs**

Staff costs comprise salaries and wages, and social security contributions, pension contributions, etc for entity staff.

**Depreciation, amortisation and impairment losses**

Depreciation, amortisation and impairment losses relating to property, plant and equipment comprise depreciation, amortisation and impairment losses for the financial year, and gains and losses from the sale of property, plant and equipment.

**Other operating expenses**

Other operating expenses comprise expenses of a secondary nature as viewed in relation to the Entity's primary activities, including loss from the sale of intangible assets and property, plant and equipment.

**Other financial income**

Other financial income comprises interest income, including interest income on receivables from group enterprises, net capital or exchange gains on securities, payables and transactions in foreign currencies, amortisation of financial assets, and tax relief under the Danish Tax Prepayment Scheme etc.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises, net capital or exchange losses on securities, payables and transactions in foreign currencies, amortisation of financial liabilities, and tax surcharge under the Danish Tax Prepayment Scheme etc.

**Tax on profit/loss for the year**

Tax for the year, which consists of current tax for the year and changes in deferred tax, is recognised in the income statement by the portion attributable to the profit for the year and recognised directly in equity by the portion attributable to entries directly in equity.

**Balance sheet****Property, plant and equipment**

Land and buildings are measured at cost plus revaluation, and for buildings, less accumulated depreciation and impairment losses. Land is not depreciated. Revaluation is calculated on the basis of regular, independent fair value measurements.

Plant and machinery, and other fixtures and fittings, tools and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the acquisition price, costs directly attributable to the acquisition and preparation costs of the asset until the time when it is ready to be put into operation.

The basis of depreciation is cost plus revaluation and minus estimated residual value after the end of useful life. Straight-line depreciation is made on the basis of the following estimated useful lives of the assets:

	<b>Useful life</b>
Buildings	35-50 years
Other fixtures and fittings, tools and equipment	3-20 years

Estimated useful lives and residual values are reassessed annually.

Items of property, plant and equipment are written down to the lower of recoverable amount and carrying amount.

### **Inventories**

Inventories are measured at the lower of cost using the FIFO method and net realisable value. Cost consists of purchase price plus delivery costs. The net realisable value of inventories is calculated as the estimated selling price less completion costs and costs incurred to execute sale.

### **Receivables**

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

### **Joint taxation contributions receivable or payable**

Current joint taxation contributions payable or joint taxation contributions receivable are recognised in the balance sheet, calculated as tax computed on the taxable income for the year, which has been adjusted for prepaid tax. For tax losses, joint taxation contributions receivable are only recognised if such losses are expected to be used under the joint taxation arrangement.

### **Cash**

Cash comprises cash in hand and bank deposits.

### **Deferred tax**

Deferred tax is recognised on all temporary differences between the carrying amount and the tax-based value of assets and liabilities, for which the tax-based value is calculated based on the planned use of each asset.

Deferred tax assets, including the tax base of tax loss carryforwards, are recognised in the balance sheet at their estimated realisable value, either as a set-off against deferred tax liabilities or as net tax assets.

Deferred tax relating to retaxation of previously deducted losses in foreign subsidiaries is recognised on the basis of an actual assessment of the purpose of each subsidiary.

### **Mortgage debt**

At the time of borrowing, mortgage debt to mortgage credit institutions is measured at cost which corresponds to the proceeds received less transaction costs incurred. Mortgage debt is subsequently measured at amortised cost. This means that the difference between the proceeds at the time of borrowing and the nominal repayable amount of the loan is recognised in the income statement as a financial expense over the term of the loan applying the effective interest method.

**Other financial liabilities**

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.

**Prepayments received from customers**

Prepayments received from customers comprise amounts received from customers prior to delivery of the goods agreed or completion of the service agreed.

**Tax receivable or payable**

Current tax receivable or payable is recognised in the balance sheet, stated as tax computed on this year's taxable income, adjusted for prepaid tax.