# BUSINESS CENTER NORD APS

Lyngbyvej 20
2100 København Ø

## Annual report for 2021

Adopted at the annual general meeting on
2 August 2022

DocuSigned by:
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Lynsey Ann Blair
chairman

CVR-nr. 20 75 99 33

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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 Nord ApS for the financial year 1 January - 31 December 2021.

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 2021 and of the results of the company's operations for the financial year 1 January - 31 December 2021.

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

Management recommends to the company in general meeting that the financial statements for 2022 are not to be 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, 2 August 2022

**Executive board**

DocuSigned by:

Lynsey Ann Blair
Director

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The company in general meeting has resolved that the financial statements for the coming financial year are not be audited.

# INDEPENDENT AUDITOR'S REPORT

***To the shareholder of Business Center Nord ApS***

**Opinion**

We have audited the financial statements of Business Center Nord ApS for the financial year 1 January - 31 December 2021, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2021 and of the results of the company's operations for the financial year 1 January - 31 December 2021 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 are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and 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 to the financial statements, stating that the Company realised a profit of TDKK 1,343 in the financial year ending 31 December 2021 and that the Company's current liabilities exceeded its current assets by TDKK 337. Together with other matters described in note 1, these matters indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of 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 the 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.

# INDEPENDENT AUDITOR'S REPORT

**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 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 use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Statement on management's review**

Management is responsible for management's review.

Our opinion on the financial statements does not cover management's review, and we do not express any form of assurance conclusion thereon.

# INDEPENDENT AUDITOR'S REPORT

In connection with our audit of the financial statements, our responsibility is to read management's review and, in doing so, consider whether 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 management's review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that management's review 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 management's review.

Copenhagen, 2 August 2022

**KPMG**
Statsautoriseret Revisionspartnerselskab
CVR no. 25 57 81 98

Henrik Y. Jensen
State Authorized Public Accountant
MNE no. MNE35422

# COMPANY DETAILS

| | | |
|---|---|---|
| The company | Business Center Nord ApS<br>Lyngbyvej 20<br>2100 København Ø | |
| | CVR no.: | 20 75 99 33 |
| | Reporting period: | 1 January - 31 December 2021 |
| | Incorporated: | 1 March 1998 |
| | Domicile: | Copenhagen |
| Executive board | Lynsey Ann Blair | |
| Auditors | KPMG<br>Statsautoriseret Revisionspartnerselskab<br>Dampfærgevej 28<br>2100 København Ø | |

# MANAGEMENT'S REVIEW

**Business review**

The company operates as a provider of office facilities through Regus Management ApS, which company operates as a manager of the Regus activities in Denmark.

In Denmark, 2021 started slow as the pandemic still affected our business. Business picked up the second half of 2021 and we ended the year strong.

The Company will continue to implement active marketing and operating strategies to increase occupancy from service agreements. In addition, the Company remains supported under an Intra- Group Facility Agreement that allows to receive advances as and when needed for the operation and management of its business and for general corporate purposes.

**Financial review**

The company's income statement for the year ended 31 December 2021 shows a profit of DKK 1.343.318, and the balance sheet at 31 December 2021 shows equity of DKK 2.161.014.

Material uncertainty related to going concern

The company has incurred a net profit of 1,343 TDKK during the year ended December 31, 2021 and, as of that date, the Company's current liabilities exceeded its current assets by 337 TDKK. No commitments 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. Reference is made to Note 1.

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

**Significant events occurring after the end of the financial year**

For Denmark, the pandemic has not really affected the business anymore with more Europe and other countries starting to open and getting more relax in their health protocol. But if new mutation comes, this might change. The recent war in Ukraine could also affect the stability of the Nordic region.

There have been no significant subsequent events that require adjustments or disclosure in this Annual Report.

**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 Nord ApS for 2021 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 2021 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.

**Other external expenses**

Other external expenses include expenses related to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

**Amortisation, depreciation and impairment losses**

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation 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 that relate to the financial year. Net financials include interest income and expenses, financial expenses relating to finance leases, realised and unrealised capital/exchange gains and losses on securities, liabilities and foreign currency transactions, amortisation of financial assets and liabilities and surcharges and allowances under the Danish Tax Prepayment Scheme, etc.

**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**
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 |

Assets costing less than DKK 30.700 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 amotised cost, which is usually equivalent nominal value.

**Deferred income**

Deferred income recognised under 'Current liabilities' comprises payments received concerning income in subsequent financial years.

# INCOME STATEMENT 1 JANUARY - 31 DECEMBER

| | Note | 2021 | 2020 |
|---|---|---|---|
| | | DKK | DKK |
| **Gross profit** | | **2.041.872** | **1.058.632** |
| Depreciation | | -270.052 | -245.534 |
| **Profit/loss before net financials** | | **1.771.820** | **813.098** |
| Financial income | | 59 | 0 |
| Financial costs | 2 | -49.677 | -50.036 |
| **Profit/loss before tax** | | **1.722.202** | **763.062** |
| Tax on profit/loss for the year | 3 | -378.884 | -185.151 |
| **Profit/loss for the year** | | **1.343.318** | **577.911** |

**Recommended appropriation of profit/loss**

| | | |
|---|---|---|
| Proposed dividend for the year | 1.300.000 | 0 |
| Retained earnings | 43.318 | 577.911 |
| | **1.343.318** | **577.911** |

# BALANCE SHEET 31 DECEMBER

| | Note | 2021 | 2020 |
|---|---|---|---|
| | | DKK | DKK |
| **ASSETS** | | | |
| Other fixtures and fittings, tools and equipment | | 651.641 | 151.180 |
| Leasehold improvements | | 1.318.748 | 1.398.502 |
| **Tangible assets** | 4 | **1.970.389** | **1.549.682** |
| Deposits | | 622.157 | 620.989 |
| **Fixed asset investments** | | **622.157** | **620.989** |
| **Total non-current assets** | | **2.592.546** | **2.170.671** |
| Receivables from group enterprises | | 555.268 | 1.192.786 |
| Other receivables | | 815.375 | 84.913 |
| Prepayments | | 1.039.276 | 458.479 |
| **Receivables** | | **2.409.919** | **1.736.178** |
| **Total current assets** | | **2.409.919** | **1.736.178** |
| **Total assets** | | **5.002.465** | **3.906.849** |

# BALANCE SHEET 31 DECEMBER

| | Note | 2021 | 2020 |
|---|---|---|---|
| | | DKK | DKK |
| **EQUITY AND LIABILITIES** | | | |
| Share capital | | 125.000 | 125.000 |
| Retained earnings | | 736.014 | 692.695 |
| Proposed dividend for the year | | 1.300.000 | 0 |
| **Equity** | | **2.161.014** | **817.695** |
| Provision for deferred tax | | 94.079 | 28.344 |
| **Total provisions** | | **94.079** | **28.344** |
| Prepayments received from customers | | 0 | 30.386 |
| Trade payables | | 380.425 | 956.378 |
| Payables to group enterprises | | 1.714.513 | 505.958 |
| Corporation tax | | 313.149 | 106.038 |
| Other payables | | 101.134 | 1.462.050 |
| Deferred income | | 238.151 | 0 |
| **Total current liabilities** | | **2.747.372** | **3.060.810** |
| **Total liabilities** | | **2.747.372** | **3.060.810** |
| **Total equity and liabilities** | | **5.002.465** | **3.906.849** |
| Contingent liabilities | 5 | | |
| Related parties and ownership structure | 6 | | |

# NOTES

## 1 UNCERTAINTY ABOUT THE CONTINUED OPERATION (GOING CONCERN)

The company has incurred a profit of 1,343 TDKK during the year ended December 31, 2020 and, as of that date, the Company's current liabilities exceeded its current assets by 337 TDKK.

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 2021 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 have been prepared on a going concern basis.

| | 2021 | 2020 |
|---|---|---|
| | DKK | DKK |
| **2 FINANCIAL COSTS** | | |
| Interest expense to participating interests | 47.448 | 0 |
| Other financial costs | 1.464 | 50.036 |
| Exchange loss | 765 | 0 |
| | 49.677 | 50.036 |

| | | |
|---|---|---|
| **3 TAX ON PROFIT/LOSS FOR THE YEAR** | | |
| Current tax for the year | 313.149 | 106.038 |
| Deferred tax for the year | 65.735 | 28.344 |
| Adjustment of tax concerning previous years | 0 | 50.769 |
| | 378.884 | 185.151 |

# NOTES

## 4 TANGIBLE ASSETS

| | Other fixtures and fittings, tools and equipment | Leasehold improvements |
|---|---|---|
| Cost at 1 January 2021 | 10.729.896 | 3.389.020 |
| Additions for the year | 559.613 | 131.146 |
| Cost at 31 December 2021 | 11.289.509 | 3.520.166 |
| Impairment losses and depreciation at 1 January 2021 | 10.578.716 | 1.990.518 |
| Depreciation for the year | 59.152 | 210.900 |
| Impairment losses and depreciation at 31 December 2021 | 10.637.868 | 2.201.418 |
| Carrying amount at 31 December 2021 | 651.641 | 1.318.748 |

## 5 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 2021: 9,101 tDKK (2020: 8,482tDKK)

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

## 6 RELATED PARTIES AND OWNERSHIP STRUCTURE

**Other related parties**

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