

Rungsted Strandvej 5 ApS

Drejøgade 26E 5. 501
2100 København Ø

Årsrapport
1. januar 2020 - 31. december 2020

**Årsrapporten er fremlagt og godkendt på
selskabets ordinære generalforsamling den**

15/07/2021

Susanne Ward
Dirigent

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Virksomhedsoplysninger

Virksomheden	Rungsted Strandvej 5 ApS Drejøgade 26E 5. 501 2100 København Ø
	CVR-nr: 39111527 Regnskabsår: 01/01/2020 - 31/12/2020
Revisor	KPMG P/S Dampfærgevej 28 2100 København Ø DK Danmark
	CVR-nr: 25578198 P-enhed: 1018974173

Ledespåtegning

Management has today considered and approved the annual report for the financial year 1. January 2020 - 31. December 2020 for Rungsted Strandvej 5 ApS.

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

Management believes that the financial statements give a true and fair view of the company's assets, liabilities and financial position and of the result.

The annual report is submitted for approval by the General Assembly.

Ledelsen anser betingelserne for at udelade revision for opfyldt.

Rungsted, den 09/07/2021

Direktion

Susanne Ward

Revisors erklæring om opstilling af finansielle oplysninger

To the management of Rungsted Strandvej 5 ApS.

We have compiled the financial statements of Rungsted Strandvej 5 ApS for the financial year 1 January – 31 December 2020 based on the Company's bookkeeping records and other information provided by you.

The financial statements comprise income statement, balance sheet and notes, including accounting policies.

We performed our work in accordance with ISRS 4410 Engagements to Compile Financial Statements.

We have applied our professional expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with the Danish Financial Statements Act. We have complied with the independence and other ethical requirements of the IESBA Codes of Ethics, which is based on fundamental principles of integrity, objectivity, professional competence and due care.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion as to whether these financial statements are prepared in accordance with the Danish Financial Statements Act.

Copenhagen, 09/07/2021

Morten Høgh-Petersen , mne34283
State Authorised Public Accountant
KPMG P/S
CVR: 25578198

Ledelsesberetning

Principal activities of the Company

The Company's main purpose is to operate, invest in and trade in real estate and related business.

Development in activities and financial position

The net result for the financial year is -299,648 DKK. The equity as of 31.12.2020 is -1,879,815 DKK.

The company has a negative result, and has lost its share capital. Management has assessed that the capital can be re-established through future gains.

Events after the end of the financial year

No events happend after the end of the year which could affect the company's financial position

Anvendt regnskabspraksis

Årsrapporten er aflagt i overensstemmelse med årsregnskabslovens bestemmelser for Regnskabsklasse B.

Income statement

Gross profit

Pursuant to Section 32 of the Financial Statements Act, the Company has decided only to disclose gross profit.

Other external costs

Other external costs comprise costs for distribution and sales costs, costs for advertising, administrative expenses, costs of premises, bad debts, operating leases, etc.

Financial income and expenses

Financial income and expenses comprise interest income and expense.

Tax on profit/loss for the year

Tax for the year comprises current tax for the year and changes in deferred tax, including changes in tax rates. The tax expense relating to the profit/loss for the year is recognised in the income statement at the amount attributable to the profit/loss for the year and directly in equity at the amount attributable to entries directly in equity

Balance sheet

Investment properties

Land and buildings are measured at cost less accumulated depreciation and impairment losses.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Buildings 50 years

Land is not depreciated.

Cash and cash equivalents

Cash and cash equivalents comprise cash.

Liabilities

Mortgage debt

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

Debt to owners

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

Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Resultatopgørelse 1. jan. 2020 - 31. dec. 2020

	Note	2020 kr.	2019 kr.
Bruttofortjeneste/Bruttotab		369.900	-263.514
Af- og nedskrivninger af materielle og immaterielle anlægsaktiver		-143.641	-566.291
Resultat af ordinær primær drift		226.259	-829.805
Øvrige finansielle omkostninger		-525.907	-542.208
Ordinært resultat før skat		-299.648	-1.372.013
Skat af årets resultat		0	0
Årets resultat		-299.648	-1.372.013
Forslag til resultatdisponering			
Overført resultat		-299.648	-1.372.013
I alt		-299.648	-1.372.013

Balance 31. december 2020

Aktiver

	Note	2020 kr.	2019 kr.
Grunde og bygninger		42.151.368	41.905.497
Materielle anlægsaktiver i alt	1	42.151.368	41.905.497
Anlægsaktiver i alt		42.151.368	41.905.497
Likvide beholdninger		135	986
Omsætningsaktiver i alt		135	986
AKTIVER I ALT		42.151.503	41.906.483

Balance 31. december 2020

Passiver

	Note	2020 kr.	2019 kr.
Registreret kapital mv.		50.000	50.000
Overført resultat		-1.929.815	-1.630.167
Egenkapital i alt		-1.879.815	-1.580.167
Gæld til realkreditinstitutter		21.004.500	21.004.500
Gæld til tilknyttede virksomheder		23.026.818	22.482.150
Langfristede gældsforpligtelser i alt	2	44.031.318	43.486.650
Gældsforpligtelser i alt		44.031.318	43.486.650
PASSIVER I ALT		42.151.503	41.906.483

Noter

1. Materielle anlægsaktiver i alt

	Land and buildings kr.
Cost, beginning of year	42,471,788
Additions	389,512
Cost, end of year	42,861,300
Depreciation beginning of year	-566,291
Depreciation this year	-143,641
Depreciation end of year	-709,932
Carrying value, end of year	42,151,368

Building and land related to Rungsted Strandvej 5, 2960 Rungsted.

2. Langfristede gældsforpligtelser i alt

	Total debt, end of year	Debt due withn 5 years kr.
Mortgage debt	21,004,500	21,004,500
Payables to group enterprises	23,026,818	23,026,818
	44,031,318	44,031,318

3. Oplysning om usikkerhed om going concern

The Company has a negative equity, and has lost its share capital. Management has assessed that the capital can be re-established through future gains.

4. Information om gennemsnitligt antal ansatte

Gennemsnitligt antal ansatte	2020
	0