

## Radisson Hotel Kiev A/S

Amager Strandvej 60-64, 3.  
2300 Copenhagen S  
CVR No. 25727258

### Annual report 2020

The Annual General Meeting adopted the annual report on 07.07.2021

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*Tina Øster Larsen*

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**Tina Øster Larsen**

Chairman of the General meeting

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# Entity details

## Entity

Radisson Hotel Kiev A/S  
Amager Strandvej 60-64, 3.  
2300 Copenhagen S

CVR No.: 25727258  
Registered office: Copenhagen  
Financial year: 01.01.2020 - 31.12.2020

## Board of Directors

Sergio Amodeo, Chairman  
Sven Gösta Andreas Fondell  
Inigo Capell Arrieta  
Eva-Maria Margaretha Erauw

## Executive Board

Lars Gordon Nielsen, Chief Executive Officer

## Auditors

PricewaterhouseCoopers Statsautoriseret Revisionspartnerselskab  
Strandvejen 44  
2900 Hellerup  
CVR No.: 33771231

# Statement by Management on the annual report

The Board of Directors and the Executive Board have today considered and approved the annual report of Radisson Hotel Kiev A/S for the financial year 01.01.2020 - 31.12.2020.

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 Company's financial position at 31.12.2020 and of the results of its operations for the financial year 01.01.2020 - 31.12.2020.

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.

Copenhagen, 07.07.2021

## Executive Board

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**Lars Gordon Nielsen**  
Chief Executive Officer

## Board of Directors

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**Sergio Amodeo**  
Chairman

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**Inigo Capell Arrieta**

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**Sven Gosta Andreas Fondell**

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**Eva-Maria Margaretha Erauw**

# Independent auditor's report

## To the shareholder of Radisson Hotel Kiev A/S

### Opinion

In our opinion, the Financial Statements give a true and fair view of the financial position of the Company at 31 December 2020, and of the results of the Company's operations for the financial year 1 January - 31 December 2020 in accordance with the Danish Financial Statements Act.

We have audited the Financial Statements of Radisson Hotel Kiev A/S for the financial year 1 January - 31 December 2020 which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("financial statements").

### 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### 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.

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, in our view, 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 in Management's Review.

### **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 Company'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 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 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 judgment and maintain professional skepticism 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.

Hellerup, 07.07.2021

**PricewaterhouseCoopers Statsuatoriseret Revisionspartnerselskab**

CVR No. 33771231

DocuSigned by:

*Steffen Kaj Pedersen*

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**Steffen Kaj Pedersen**

State-Authorised Public Accountant

Identification No (MNE) mne34357

DocuSigned by:

*Anika Søndergaard Nielsen*

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**Anika Søndergaard Nielsen**

State-Authorised Public Accountant

Identification No (MNE) mne45835

# Management commentary

## Primary activities

The Company's activities consist in shareholding and interests in hotels.

## Description of material changes in activities and finances

Loss for the year amounts to DKK 92 thousand. The result is considered unsatisfactory.

## 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 2020

	Notes	2020 DKK'000	2019 DKK'000
<b>Gross profit/loss</b>		<b>(44)</b>	<b>(45)</b>
Impairment losses on financial assets		0	(450)
Other financial expenses	3	(75)	(85)
<b>Profit/loss before tax</b>		<b>(119)</b>	<b>(580)</b>
Tax on profit/loss for the year		27	33
<b>Profit/loss for the year</b>		<b>(92)</b>	<b>(547)</b>
<b>Proposed distribution of profit and loss</b>			
Retained earnings		(92)	(547)
<b>Proposed distribution of profit and loss</b>		<b>(92)</b>	<b>(547)</b>

## Balance sheet at 31.12.2020

### Assets

	Notes	2020 DKK'000	2019 DKK'000
Other investments		30,910	30,910
<b>Financial assets</b>		<b>30,910</b>	<b>30,910</b>
<b>Fixed assets</b>		<b>30,910</b>	<b>30,910</b>
Income tax receivable		26	28
<b>Receivables</b>		<b>26</b>	<b>28</b>
<b>Current assets</b>		<b>26</b>	<b>28</b>
<b>Assets</b>		<b>30,936</b>	<b>30,938</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2020 DKK'000</b>	<b>2019 DKK'000</b>
Contributed capital		1,000	1,000
Retained earnings		21,284	21,376
<b>Equity</b>		<b>22,284</b>	<b>22,376</b>
Payables to group enterprises		8,607	8,517
Other payables		45	45
<b>Current liabilities other than provisions</b>		<b>8,652</b>	<b>8,562</b>
<b>Liabilities other than provisions</b>		<b>8,652</b>	<b>8,562</b>
<b>Equity and liabilities</b>		<b>30,936</b>	<b>30,938</b>
Going concern	1		
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## Statement of changes in equity for 2020

	<b>Contributed capital DKK'000</b>	<b>Retained earnings DKK'000</b>	<b>Total DKK'000</b>
Equity beginning of year	1,000	21,376	22,376
Profit/loss for the year	0	(92)	(92)
<b>Equity end of year</b>	<b>1,000</b>	<b>21,284</b>	<b>22,284</b>

# Notes

## 1 Going concern

The Company has received a letter of support from Radisson Hospitality AB stating that they will provide necessary support to ensure that the Company will be able to meet its obligations. The support letter is valid for at least the next 12 months from the date of the approval of the 2020 financial statements.

## 2 Events after the balance sheet date

No events affecting the Company's financial position at december 31, 2020 have accrued after the balance sheets date.

## 3 Other financial expenses

	2020 DKK'000	2019 DKK'000
Financial expenses from group enterprises	75	85
	<b>75</b>	<b>85</b>

## 4 Fair value information

	Other investments '000DKK
Fair value end of year	30,910

Other investments are recognised and measured at fair value.

The valuation has been prepared in accordance with the appropriate sections of the Professional Standards ("PS"), RICS Global Valuation Practice Statements ("VPS"), RICS Global Valuation Practice Guidance – Applications ("VPGAs") contained within the RICS Valuation - Global Standards 2020, (the "Red Book")

Discount rate:  
13.0 %

RevPar assumption:  
Between 7 -14 %

Occupancy assumption  
Stabilized at 50%

Recent Covid-19 worldwide impact increase the uncertainty related to the valuation. However, management consider the valuation still reasonable, and the hotel is expected to return to pre Covid-19 activity levels in Q4 2021.

## 5 Contingent liabilities

The Company is jointly taxed with all Danish subsidiaries of the Radisson Group and other Danish companies controlled by Jin Jiang International Holdings Co., Ltd. The Company has unlimited joint and several liability for Danish corporation taxes and withholding taxes on dividends, interest and royalties under the joint taxation scheme.

The Company is jointly and severally liable with jointly registered group enterprises for the total VAT liability.

## 6 Related parties with controlling interest

Related parties with a controlling interest in Radisson Hotel Kiev A/S:

<b>Name</b>	<b>Registered office</b>	<b>Basis of influence</b>
Radisson Hotels ApS Denmark	Copenhagen	Parent
Radisson Hospitality Denmark ApS	Copenhagen	Parent
Radisson Hotel Holdings AB	Stockholm	Parent
Radisson Hospitality AB	Stockholm	Parent
Aplite Holdings AB	Stockholm	Parent
Jin Jiang International Holdings Co., Ltd.	Shanghai, China	Ultimate parent

## 7 Group relations

Name and registered office of the Parent preparing consolidated financial statements for the largest group:

Jin Jiang International Holdings Co., Ltd., Shanghai, China

The consolidated financial statements are not published.

Name and registered office of the Parent preparing consolidated financial statements for the smallest group:

Radisson Hospitality AB, Stockholm, Sweden

Group accounts are available at [www.radissonhotelgroup.com](http://www.radissonhotelgroup.com)

# 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 certain 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 Company, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Company 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 Company, 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.

## Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated using the exchange rate at the balance sheet date. Exchange differences that arise between the rate at the transaction date and the rate in effect at the payment date, or the rate at the balance sheet date, are recognised in the income statement as financial income or financial expenses. Property, plant and equipment, intangible assets, inventories and other non-monetary assets that have been purchased in foreign currencies are translated using historical rates.

## Income statement

### Gross profit or loss

Referring to section 32 of the Danish Financial Statement Act, the income statement starts at gross profit or loss. Gross profit or loss comprises revenue and external expenses.

### Other external expenses

Other external expenses comprise expenses for administration, etc.

### Impairment of financial assets

Impairment of financial assets comprises impairment of financial assets and reversal of impairment of financial assets which are not measured at fair value on a current basis and exchange rate adjustments.

**Other financial expenses**

Other financial expenses comprise interest expenses, including interest expenses on payables to group enterprises.

**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.

The Company is jointly taxed with all Danish subsidiaries in the Radisson Group and other Danish companies controlled by Jin Jiang International Holdings Co., Ltd. The current Danish income tax is allocated among the jointly taxed companies proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Balance sheet****Other investments**

Other investments are recognised and measured at fair value.

The valuation has been prepared in accordance with the appropriate sections of the Professional Standards ("PS"), RICS Global Valuation Practice Statements ("VPS"), RICS Global Valuation Practice Guidance – Applications ("VPGAs") contained within the RICS Valuation - Global Standards 2020, (the "Red Book")

Discount rate:

13.0 %

RevPar assumption:

Between 7 -14 %

Occupancy assumption

Stabilized at 50%

Recent Covid-19 worldwide impact increase the uncertainty related to the valuation. However, management consider the valuation still reasonable, and the hotel is expected to return to pre Covid-19 activity levels in Q4 2021.

**Tax payable or receivable**

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.

The Company is jointly taxed with all Danish subsidiaries in the Radisson Group and other Danish companies controlled by Jin Jiang International Holdings Co., Ltd. The current Danish income tax is allocated among the jointly taxed Companies proportionally to their taxable income (full allocation with a refund concerning tax losses).

**Other financial liabilities**

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