

FP Lux REIO PV Denmark ApS

**Gyngemose Parkvej 50
2860 Søborg**

CVR no. 38 55 39 76

Annual report for 2023

(7th Financial year)

Adopted at the annual general
meeting on 8 May 2024

Anja Spannaus
chairman

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Statement by management on the annual report

The executive board has today discussed and approved the annual report of FP Lux REIO PV Denmark ApS for the financial year 1 January - 31 December 2023.

The annual report is prepared 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 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023.

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

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

Søborg, 8 May 2024

Executive board

Anja Spannaus

Thomas Staudinger

Christian Gradel

Independent auditor's report

To the Shareholders of FP Lux REIO PV Denmark ApS

Opinion

In our opinion, the financial statements give a true and fair view of the company's financial position at 31 December 2023 and of the results of the company's operations for the financial year 1 January - 31 December 2023 in accordance with the Danish Financial Statements Act.

We have audited the financial statements of FP Lux REIO PV Denmark ApS for the financial year 1 January - 31 December 2023, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes ("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 and IESBA Code. 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, 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.

Independent auditor's report

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.

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.

Independent auditor's report

- 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, 8 May 2024

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR no. 33 77 12 31

Flemming Eghoff
Stateauthorized auditor
MNE no. mne30221

Company details

The company

FP Lux REIO PV Denmark ApS
Gyngemose Parkvej 50
2860 Søborg

CVR no.: 38 55 39 76

Reporting period: 1 January - 31 December 2023

Incorporated: 5 April 2017

Domicile: Gladsaxe

Executive board

Anja Spannaus
Thomas Staudinger
Christian Gradel

Auditors

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
Strandvejen 44
2900 Hellerup

Management's review

Business review

The Company's purpose is, directly or through equity investments in other companies affiliated with the energy industry, to develop, finance, operate and sell renewable energy.

The company operates eight PV parks in Denmark.

Financial review

The company's income statement for the year ended 31 December 2023 shows a profit of TDKK 45.514, and the balance sheet at 31 December 2023 shows equity of TDKK 12.276.

The company expect a profit for the next year on the same level.

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.

Accounting policies

The annual report of FP Lux REIO PV Denmark ApS for 2023 has been prepared in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B, as well as provisions applying to reporting class C entities.

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

The annual report for 2023 is presented in TDKK

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

Gross profit reflects an aggregation of revenue, less direct costs and other external expenses.

Revenue

Income from the sale of electricity is recognised in the income statement, provided that the transfer of risk, usually on delivery to the buyer, has taken place and that the income can be measured reliably and is expected to be received.

Accounting policies

Revenue is measured at the fair value of the agreed consideration, excluding VAT and other indirect taxes. Revenue is net of all types of discounts granted.

Direct cost

Direct costs include cost, used in generating the year's revenue.

Other external expenses

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

Depreciation, amortisation and impairment of intangible assets and property, plant and equipment

Amortisation, depreciation and impairment losses comprise the year's amortisation, depreciation and impairment of property, plant and equipment.

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, financial expenses relating to realised and unrealised capital/exchange gains and losses on foreign currency transactions, amortisation of mortgage loans 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, is recognised in the income statement as regards the portion that relates to the profit/loss for the year and directly in equity as regards the portion that relates to entries directly in equity.

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.

Accounting policies

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
Solar plant	30 years

Impairment of fixed assets

The carrying amount of items of property, plant and equipment is tested annually for impairment, other than what is reflected through normal amortisation and depreciation.

Where there is evidence of impairment, an impairment test is performed for each individual asset or group of assets. Write-down is made to the lower of the recoverable amount and the carrying amount.

Receivables

Receivables are measured at amortised cost.

An impairment loss is recognised if there is objective evidence that a receivable or a group of receivables is impaired. If there is objective evidence that an individual receivable is impaired, an impairment loss for that individual asset is recognised.

Prepayments

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

Cash and cash equivalents

Cash and cash equivalents comprise cash and short-term securities whose remaining life is less than three months and which are readily convertible into cash and which are subject only to insignificant risks of changes in value.

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.

Provisions

Provisions comprise expected expenses relating to dismantling and restoration of the solar plants etc. Provisions are recognised when, as a result of a past event, the company has a legal or constructive obligation and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Provisions - except for provisions for deferred tax - are measured at net asset value.

The value of provisions related to dismantling and restoration of production plant is recognized in property, plant and equipment and are depreciated together with the relevant assets.

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.

Liabilities

Mortgage debt is measured at amortised cost, which for cash loans corresponds to the outstanding debt.

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

Liabilities falling due after one year are presented as long term-liabilities.

Accounting policies

Foreign currency translation

On initial recognition, foreign currency transactions are translated applying the exchange rate at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses. If foreign currency instruments are considered cash flow hedges, any unrealised value adjustments are taken directly to a fair value reserve under 'Equity'.

Receivables and payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Derivative financial instruments

On initial recognition in the balance sheet, derivative financial instruments are measured at cost and subsequently at fair value. Positive and negative fair values of derivative financial instruments are included in 'Other receivables' or 'Other payables', respectively.

Income statement 1 January - 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Revenue		91.751	112.311
Direct costs		-8.446	-6.103
Other external expenses		-2.893	-4.023
Gross profit		80.412	102.185
Depreciation, amortisation and impairment of intangible assets and property, plant and equipment	2	-11.118	-11.139
Profit/loss before net financials		69.294	91.046
Financial income	3	452	143
Financial costs	4	-11.395	-11.097
Profit/loss before tax		58.351	80.092
Tax on profit/loss for the year		-12.837	-17.620
Profit/loss for the year		45.514	62.472
Recommended appropriation of profit/loss			
Extraordinary dividend for the year		105.000	0
Retained earnings		-59.486	62.472
		45.514	62.472

Balance sheet 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Assets			
Solar plant	5	292.426	303.544
Tangible assets		292.426	303.544
Other receivables	6	1.480	4.373
Restricted cash		27.522	49.771
Fixed asset investments		29.002	54.144
Total non-current assets		321.428	357.688
Trade receivables		815	4.769
Other receivables		272	231
Prepayments		1	0
Receivables		1.088	5.000
Cash at bank and in hand		19.853	44.469
Total current assets		20.941	49.469
Total assets		342.369	407.157

Balance sheet 31 December

	<u>Note</u>	<u>2023</u> TDKK	<u>2022</u> TDKK
Equity and liabilities			
Share capital		50	50
Retained earnings		11.072	70.558
Hedge fund		1.154	3.411
Equity	7	<u>12.276</u>	<u>74.019</u>
Deferred tax liabilities		13.699	8.182
Other provisions	8	20.961	20.961
Total provisions		<u>34.660</u>	<u>29.143</u>
Bank loans		180.846	197.238
Shareholder loan		73.709	69.671
Total non-current liabilities	9	<u>254.555</u>	<u>266.909</u>
Short-term part of long-term debt	9	16.852	16.813
Trade payables		3.487	1.061
Payables to participating interests		0	5.131
Corporation tax		5.537	14.081
Proposed dividend for the year		15.002	0
Total current liabilities		<u>40.878</u>	<u>37.086</u>
Total liabilities		<u>295.433</u>	<u>303.995</u>
Total equity and liabilities		<u>342.369</u>	<u>407.157</u>
Mortgages and collateral	10		

Statement of changes in equity

	Share capital	Retained earnings	Proposed extraordinary dividend	Hedge fund	Total
Equity at 1 January 2023	50	70.558	0	3.411	74.019
Extraordinary dividend paid	0	0	-105.000	0	-105.000
Revaluation for the year	0	0	0	-2.894	-2.894
Net profit/loss for the year	0	-59.486	105.000	0	45.514
Changes in equity of tax	0	0	0	637	637
Equity at 31 December 2023	50	11.072	0	1.154	12.276

Notes

	<u>2023</u> TDKK	<u>2022</u> TDKK
1 Staff costs		
Number of fulltime employees on average	<u>0</u>	<u>0</u>
The Company has outsourced all its administrative and technical services.		
2 Depreciation, amortisation and impairment of intangible assets and property, plant and equipment		
Depreciation tangible assets	<u>11.118</u>	<u>11.139</u>
	<u>11.118</u>	<u>11.139</u>
3 Financial income		
Other financial income	42	0
Exchange gains	<u>410</u>	<u>143</u>
	<u>452</u>	<u>143</u>
4 Financial costs		
Financial expenses, participating interests	5.142	5.157
Other financial costs	5.230	5.593
Exchange adjustments costs	<u>1.023</u>	<u>347</u>
	<u>11.395</u>	<u>11.097</u>

Notes

5 Tangible assets

	<u>Solar plant</u>
Cost at 1 January 2023	<u>354.502</u>
Cost at 31 December 2023	<u>354.502</u>
Impairment losses and depreciation at 1 January 2023	50.958
Depreciation for the year	<u>11.118</u>
Impairment losses and depreciation at 31 December 2023	<u>62.076</u>
Carrying amount at 31 December 2023	<u><u>292.426</u></u>

6 Other receivable

The following interest rate swap fall due for payment more than 1 year after year end

<u>2023</u>	<u>2022</u>
TDKK	TDKK
<u>1.480</u>	<u>4.373</u>

7 Equity

The share capital consists of 50.000 shares of a nominal value of TDKK 1. No shares carry any special rights.

There have been no changes in the share capital during the last 5 years.

Notes

	<u>2023</u>	<u>2022</u>
	TDKK	TDKK
8 Other provisions		
Provision in year	<u>20.961</u>	<u>20.961</u>
Balance at 31 December 2023	<u>20.961</u>	<u>20.961</u>

In the report there are recognized provisions for future costs for cleaning and dismantling of the solar plants, based on estimates.

Based on management's expectations for the maturity of the liability, these are recognized as non-current liabilities.

9 Long term debt

	Debt at 1 January 2023	Debt at 31 December 2023	Instalment next year	Debt outstanding after 5 years
Bank loans	214.051	197.698	16.852	116.624
Shareholder loan	<u>74.802</u>	<u>73.709</u>	<u>0</u>	<u>73.709</u>
	<u>288.853</u>	<u>271.407</u>	<u>16.852</u>	<u>190.333</u>

10 Mortgages and collateral

As security for bank debts of 198 mio. DKK, the Company has provided security in its solar plants.

Cash in bank and in hand, 19,9 mio. DKK has been provided as security for the bank debt.