

# Better Energy Sønderbæk Estate IVS

Gammel Kongevej 60, 14th floor

1850 Frederiksberg C

CVR No. 39101920

## Annual report 2020

3. financial year

The annual report was presented and  
adopted at the Annual General Meeting  
on 25 May 2021

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Ho Kei Au  
Chairman of the meeting

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## Better Energy Sønderbæk Estate IVS

### Company information

<b>Company</b>	Better Energy Sønderbæk Estate IVS Gammel Kongevej 60, 14th floor 1850 Frederiksberg C CVR no.: 39101920 Date of formation: 17 November 2017
<b>Executive Board</b>	Ho Kei Au, Director Annette Egede Nylander, Director Anders Knokgaard Nielsen, Director

## **Management's statement**

Today, the Executive Board has considered and adopted the annual report of Better Energy Sønderbæk Estate IVS for the financial year 1 January 2020 - 31 December 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 assets, liabilities and financial position of Better Energy Sønderbæk Estate IVS at 31 December 2020 and of the results of the company's operations for the financial year 1 January 2020 - 31 December 2020.

In our opinion, the management's review includes a true and fair account of the matters addressed in the review.

The conditions for not conducting an audit of the financial statements have been met.

We recommend that the annual report be adopted at the Annual General Meeting.

Frederiksberg, 25 May 2021

### **Executive Board**

Ho Kei Au  
Director

Annette Egede Nylander  
Director

Anders Knokgaard Nielsen  
Director

## **Management's review**

### **The company's principal activities**

The purpose of Better Energy Sønderbæk Estate IVS is to rent, buy, own and operate real estate as well as related business.

### **Development in activities and financial matters**

Better Energy Sønderbæk Estate IVS's income statement of the financial year 1 January 2020 - 31 December 2020 shows a result of DKK -157.012 and the balance sheet at 31 December 2020 a balance sheet total of DKK 78.791 and an equity of DKK -311.209.

During the year, Better Energy Sønderbæk Estate IVS has sold the piece of land near Sønderbæk. No gain or loss was recognised as a result of the divestment.

### **Expectations for the future**

Better Energy Sønderbæk Estate IVS has lost more than 50% of its share equity. Group enterprises will continue to finance the company. The Executive Board expects that the share capital can be reestablished through operation profit.

**Income statement**

	Note	2020 DKK	2019 DKK
<b>Gross profit</b>		-26.865	-10.544
<b>Operating profit</b>		<u>-26.865</u>	<u>-10.544</u>
Financial income	1	1	0
Financial expenses	2	-151.299	-184.078
<b>Profit from ordinary activities before tax</b>		<u>-178.163</u>	<u>-194.622</u>
Tax on profit for the year	3	21.151	42.817
<b>Profit</b>		<u>-157.012</u>	<u>-151.805</u>
 <b>Proposed distribution of results</b>			
Retained earnings		<u>-157.012</u>	<u>-151.805</u>
<b>Distribution of profit</b>		<u>-157.012</u>	<u>-151.805</u>

Better Energy Sønderbæk Estate IVS

Balance sheet as of 31 December

	Note	2020 DKK	2019 DKK
<b>Assets</b>			
Land and buildings	4	0	8.465.319
<b>Property, plant and equipment</b>		<b>0</b>	<b>8.465.319</b>
<b>Fixed assets</b>			
Work in progress		0	40.916
<b>Inventories</b>		<b>0</b>	<b>40.916</b>
Deferred tax		0	33.663
Joint taxation receivables		49.423	9.154
Other receivables		10.229	10.229
<b>Receivables</b>		<b>59.652</b>	<b>53.046</b>
<b>Cash</b>		<b>19.139</b>	<b>51</b>
<b>Current assets</b>		<b>78.791</b>	<b>94.013</b>
<b>Assets</b>		<b>78.791</b>	<b>8.559.332</b>

Balance sheet as of 31 December

	Note	2020 DKK	2019 DKK
<b>Equity and liabilities</b>			
Contributed capital		1	1
Retained earnings		-311.210	-154.198
<b>Equity</b>		<b>-311.209</b>	<b>-154.197</b>
Payables to group enterprises		390.000	8.713.529
<b>Short-term liabilities other than provisions</b>		<b>390.000</b>	<b>8.713.529</b>
<b>Liabilities other than provisions</b>		<b>390.000</b>	<b>8.713.529</b>
<b>Equity and liabilities</b>		<b>78.791</b>	<b>8.559.332</b>
Significant events occurring after end of reporting period	5		
Contingent liabilities	6		
Ownership	7		



## Better Energy Sønderbæk Estate IVS

### Statement of changes in equity

	Contributed capital	Retained earnings	Total
Equity 1 January 2020	1	-154.198	-154.197
Profit (loss)		-157.012	-157.012
<b>Equity 31 December 2020</b>	<b>1</b>	<b>-311.210</b>	<b>-311.209</b>

## Notes

	2020	2019
<b>1. Financial income</b>		
Other financial income	1	0
	<u>1</u>	<u>0</u>
	2020	2019
<b>2. Financial expenses</b>		
Financial expenses from group enterprises	151.286	183.940
Other financial expenses	13	138
	<u>151.299</u>	<u>184.078</u>
	2020	2019
<b>3. Tax on profit for the year</b>		
Current tax for the year	-49.423	-9.154
Deferred tax for the year	28.272	-33.663
Adjustment of tax concerning previous years	-5.391	0
Adjustment of deferred tax concerning previous years	5.391	0
	<u>-21.151</u>	<u>-42.817</u>
	2020	2019
<b>4. Land and buildings</b>		
Cost at the beginning of the year	8.465.319	0
Additions for the year	0	8.465.319
Disposals for the year	-8.465.319	0
<b>Cost at the end of the year</b>	<u>0</u>	<u>8.465.319</u>
<b>Carrying amount at the end of the year</b>	<u>0</u>	<u>8.465.319</u>

## 5. Significant events occurring after end of reporting period

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

## 6. Contingent liabilities

The company participates in a Danish joint taxation arrangement where Better Energy Holding A/S serves as the administration company. According to the joint taxation provisions of the Danish Corporation Tax Act, the company 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.

## 7. Ownership

Name and registered office of the parent company preparing consolidated statements for the smallest group: Better Energy Holding A/S, Frederiksberg.

## **Accounting policies**

### **Reporting class**

The annual report of Better Energy Sønderbæk Estate IVS for 2020 has been presented in accordance with the provisions of the Danish Financial Statements Act applying to enterprises of reporting class B with addition of certain provisions for reporting class C.

The accounting policies applied remain unchanged from last year.

### **Reporting currency**

The annual report is presented in Danish kroner (DKK).

### **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 assets 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 liabilities can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is affected 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 one 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/loss**

The company has decided to aggregate certain items of the income statement in accordance with the provisions of Section 32 of the Danish Financial Statements Act.

Gross profit or loss comprises other external cost.

### **Other external expenses**

Other external costs include costs for owning the piece of land.

### **Financial income**

Financial income comprises interest income, including interest income on receivables from group enterprises, amortisation of financial assets, payables and transactions in foreign currencies, fair value adjustments of financial interests as well as tax relief under the Danish Tax Prepayment Scheme etc.

### **Financial expenses**

Financial expenses comprise interest expenses, including interest expenses on payables to group enterprises,

## **Accounting policies**

amortisation of financial liabilities, payables and transactions in foreign currencies, fair value adjustments of financial interests as well as tax surcharge under the Danish Tax Prepayment Scheme etc.

### **Tax on profit 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, solar plants, tools and equipment and leasehold improvements are measured at cost less accumulated depreciation and impairment losses. Land is not depreciated.

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.

For group-manufactured assets, cost comprises direct and indirect costs of materials, components, sub suppliers and labor costs.

The basis of depreciation is cost less 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:

Buildings:	50 years
Solar plants:	30 years
Tools and equipment:	3-8 years
Leasehold improvements	5 years

Land is not depreciated.

For leasehold improvements and assets subject to finance leases, the depreciation period cannot exceed the contract period. 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.

## **Current assets**

### **Inventories**

The cost of work in progress and manufactured goods are the cost of raw materials, consumables, direct payroll, and direct and indirect production costs. Indirect production costs include indirect materials, wages and salaries as well as maintenance and depreciation of production machinery, buildings and equipment, factory administration and management, and capitalised product development costs.

### **Receivables**

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

Impairment of accounts receivables past due is established on individual assessment of receivables.

### **Other receivables**

Other receivables comprise non-financial assets, which are measured at cost.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand as well as short-term securities with a term of less

**Accounting policies**

than three months which can be converted directly into cash at bank and in hand and involve only an insignificant risk of value changes.