

Better Energy Sønderbæk Estate ApS


Gammel Kongevej 60, 14th floor

1850 Frederiksberg C

Business Registration No. 39101920

Annual report 2021

The annual report was presented and
adopted at the Annual General Meeting
on 25 May 2022



Ho Kei Au
Chair of the Annual General Meeting

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Better Energy Sønderbæk Estate ApS

Company information

Company

Better Energy Sønderbæk Estate ApS
Gammel Kongevej 60, 14th floor
1850 Frederiksberg C
Business Registration No.: 39101920
Date of formation: 17 November 2017

Executive Board

Anders Knokgaard Nielsen, Director
Annette Egede Nylander, Director
Ho Kei Au, Director

Management's statement

Today, the Executive Board has considered and adopted the annual report of Better Energy Sønderbæk Estate ApS for the financial year 1 January 2021 - 31 December 2021.

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

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 2022

Executive Board



Anders Knokgaard Nielsen
Director



Annette Egede Nylander
Director



Ho Kei Au
Director

Better Energy Sønderbæk Estate ApS

Management's review

The company's principal activities

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

Development in activities and financial matters

Better Energy Sønderbæk Estate ApS's income statement of the financial year 1 January 2021 - 31 December 2021 shows a result of DKK -21.397 and the balance sheet at 31 December 2021 a balance sheet total of DKK 103.389 and an equity of DKK -292.607.

The company was transformed into a private limited company by resolution adopted 8 September 2021. The registration was completed 14 September 2021. In connection with this, the contributed capital was increased to DKK 40.000 and the name was changed from Better Energy Sønderbæk Estate IVS to Better Energy Sønderbæk Estate ApS.

Material changes in the Company's operations and financial matters

Better Energy Sønderbæk Estate ApS has lost its contributed capital. The Executive Board expects that the contributed capital can be reestablished through own profits or through a capital increase from the owner.

Better Energy Sønderbæk Estate ApS

Income statement

	Note	2021 DKK	2020 DKK
Gross profit		-10.000	-26.865
Operating profit		<u>-10.000</u>	<u>-26.865</u>
Financial income	1	0	1
Financial expenses	2	<u>-15.114</u>	<u>-151.299</u>
Profit from ordinary activities before tax		-25.114	-178.163
Tax on profit for the year	3	<u>3.717</u>	<u>21.151</u>
Profit		<u>-21.397</u>	<u>-157.012</u>
Proposed distribution of results			
Retained earnings		<u>-21.397</u>	<u>-157.012</u>
Distribution of profit		<u>-21.397</u>	<u>-157.012</u>

Better Energy Sønderbæk Estate ApS

Balance sheet as of 31 December

	Note	2021 DKK	2020 DKK
Assets			
Land and buildings	4	<u>0</u>	<u>0</u>
Property, plant and equipment		<u>0</u>	<u>0</u>
Fixed assets		<u>0</u>	<u>0</u>
Joint taxation receivables		53.140	49.423
Other receivables		<u>10.229</u>	<u>10.229</u>
Receivables		<u>63.369</u>	<u>59.652</u>
Cash		<u>40.020</u>	<u>19.139</u>
Current assets		<u>103.389</u>	<u>78.791</u>
Assets		<u>103.389</u>	<u>78.791</u>

Better Energy Sønderbæk Estate ApS

Balance sheet as of 31 December

	Note	2021 DKK	2020 DKK
Equity and liabilities			
Contributed capital		40.000	1
Retained earnings		-332.607	-311.210
Equity		-292.607	-311.209
Trade payables		10.000	0
Payables to group enterprises		385.996	390.000
Short-term liabilities other than provisions		395.996	390.000
Liabilities other than provisions		395.996	390.000
Equity and liabilities		103.389	78.791
Significant events occurring after end of reporting period	5		
Contingent liabilities	6		
Ownership	7		

Better Energy Sønderbæk Estate ApS

Statement of changes in Equity

	Contributed capital	Retained earnings	Total
Equity 1 January 2021	1	-311.210	-311.209
Increase of capital	39.999	0	39.999
Profit (loss)	0	-21.397	-21.397
Equity 31 December 2021	40.000	-332.607	-292.607

The company was established 17 November 2017 with a contributed capital of DKK 1.
8 September 2021 the contributed capital was increased by DKK 39.999 to a total of DKK 40.000.

Notes

	2021	2020
1. Financial income		
Other financial income	0	1
	<u>0</u>	<u>1</u>

	2021	2020
2. Financial expenses		
Financial expenses from group enterprises	14.996	151.286
Other financial expenses	118	13
	<u>15.114</u>	<u>151.299</u>

	2021	2020
3. Tax on profit for the year		
Current tax for the year	-3.717	-49.423
Deferred tax for the year	0	28.272
Adjustment of tax concerning previous years	0	-5.391
Adjustment of deferred tax concerning previous years	0	5.391
	<u>-3.717</u>	<u>-21.151</u>

	2021	2020
4. Land and buildings		
Cost at the beginning of the year	0	8.465.319
Disposals for the year	0	-8.465.319
Cost at the end of the year	<u>0</u>	<u>0</u>
Carrying amount at the end of the year	<u>0</u>	<u>0</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, Business Registration No. 31865883, Frederiksberg.

Accounting policies

Reporting class

The annual report of Better Energy Sønderbæk Estate ApS for 2021 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.

Accounting policies

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, 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

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.

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.

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

Accounting policies

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortised cost, corresponding to the capitalised value using the effective interest method, so that the difference between the proceeds and the nominal value is recognised in the Income Statement over the life of the financial instrument.

Other liabilities, comprising deposits, trade payables and other accounts payable, are measured at amortised cost, which usually corresponds to the nominal value.