

# LFI SILVA INVESTMENTS A/S

## ANNUAL REPORT 2023

SCHERFIGSVEJ 7, DK-2100 COPENHAGEN Ø

CVR NO. 39 16 29 97

APPROVED AT THE ANNUAL GENERAL MEETING 28 FEBRUARY 2024

CHAIR OF THE MEETING

ARNE DUE-HANSEN

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## COMPANY INFORMATION

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LFI Silva Investments A/S  
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Business Registration No. 39 16 29 97  
Place of residence: Copenhagen

### OWNER

LFI Silva Investments A/S is owned by Lundbeckfond Invest A/S (97%) and Cresco Capital A/S (3%)

### BOARD OF DIRECTORS

Carsten With Thygesen, Chair  
Arne Due-Hansen  
Morten Mølskov Jarlstrup

### EXECUTIVE MANAGEMENT

Clara Guttman Belling

### AUDITOR

PricewaterhouseCoopers, Statsautoriseret Revisionspartnerselskab

# MANAGEMENT REVIEW

## PURPOSE

The purpose of LFI Silva Investments A/S (the Company) is to make investments in commercial forest assets, land, renewable energy and related activities.

## ACTIVITIES IN THE FINANCIAL YEAR

In 2023, the Company as well as the market in general, experienced lower prices on timber as demand from the wood industries was reduced. Combined with the increased interest rate, the drop in timber prices affected forest property prices which in general decreased and the number of commercial forestry transactions were substantially lower than previous years. Especially the supply of smaller and midsized (up to around 500 hectares) commercial forest assets has been very low.

Due to the weakened forest asset and timber market LFI Silva Investments Ltd. (the Subsidiary) decided to postpone substantial tree harvests to future years. The focus in 2023 has been on developing the Subsidiary's assets in forests and land, i.e. through maintenance of new plantings under the Forestry Grant Scheme and restocking of clearfell areas. Subsidies related to the maintenance of new planted areas were received accordingly.

For strategic reasons, the Subsidiary divested a house and a smaller piece of land in 2023 and hereby obtained an attractive profit. During the year the Subsidiary also acquired one forest of 282 hectares located in Argyllshire. At the end of 2023, the Subsidiary owns above 3,400 hectares of forest and land in Scotland.

The Subsidiary was involved in production of renewable energy via its ownership and operation of a hydroelectric power station which generated 583,157 kW in 2023. This was lower than in 2022 since the power station was out of service during first quarter of 2023 due to material repairs. Although the power generation was lower than in 2022, the revenue from the energy sales was at the same level as in 2022 due to an increased power purchase rate.

In 2019, the Subsidiary bought a property which includes the immediate potential for a wind-turbine project and the Subsidiary has received its first option payment in 2023 in accordance with an Option and Lease agreement with a larger windmill developer signed in 2022. In 2024 opportunities for windmill projects on other properties in the Subsidiary's portfolio will be pursued.

In 2023, the Company has increased the capital by DKK 45,695 thousand. Furthermore, receivables from the Subsidiary were converted to shares.

## FINANCIAL RESULT AND FINANCIAL POSITION

The loss for the year amounted to DKK -17,365 thousand (DKK 44,586 thousand in 2022) and the equity at 31 December 2023 amounted to DKK 560,140 thousand (DKK 522,791 thousand at 31 December 2022).

The loss can primarily be attributed to 1) the lack of larger timber sales due to postponement of harvests in the Subsidiary and 2) depreciation of the investment portfolio value both of which are attributable to the lower timber prices experienced in 2023. In that context the Board of Directors finds the result satisfactory.



# INCOME STATEMENT

FOR THE PERIOD 1 JANUARY – 31 DECEMBER

DKK'000	Note	2023	2022
Other operating income		4,135	922
Other external costs		-4,570	-1,075
Gross profit		-435	-153
Income/loss from investments in subsidiary	1	-22,263	49,726
Financial income	2	6,816	4,846
Financial expenses	3	-93	-11,266
Profit/(loss) before tax		-15,975	43,153
Tax on profit for the year	4	-1,390	1,433
Profit/(loss) for the year		-17,365	44,586
Proposed distribution of profit/(loss):			
Reserve for net revaluation according to equity method		-22,263	49,726
Retained earnings		4,898	-5,140
Profit/(loss) for the year		-17,365	44,586

# BALANCE SHEET

AT 31 DECEMBER, ASSETS

DKK'000	Note	2023	2022
Investment in subsidiary	1	557,227	317,719
<b>Non-current assets</b>		<b>557,227</b>	<b>317,719</b>
Receivables from group enterprises		924	204,400
Other receivables		267	261
Deferred tax		576	1,433
Receivables		1,767	206,094
Cash and bank balances		3,418	200
<b>Current assets</b>		<b>5,185</b>	<b>206,294</b>
<b>Assets</b>		<b>562,412</b>	<b>524,013</b>

# BALANCE SHEET

AT 31 DECEMBER, EQUITY AND LIABILITIES

DKK'000	Note	2023	2022
Share capital		899	850
Reserve for net revaluation according to equity method		200,483	213,727
Retained earnings		358,758	308,214
<b>Equity</b>		<b>560,140</b>	<b>522,791</b>
Income tax to group enterprises		909	-
Other payables		1,363	1,222
<b>Current liabilities</b>		<b>2,272</b>	<b>1,222</b>
<b>Liabilities</b>		<b>2,272</b>	<b>1,222</b>
<b>Equity and liabilities</b>		<b>562,412</b>	<b>524,013</b>
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# STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD 1 JANUARY – 31 DECEMBER

DKK'000	Share capital	Reserve for net revaluation according to equity method	Retained earnings	Equity
Equity at 1 January 2023	850	213,727	308,214	522,791
Capital increase	49	-	45,646	45,695
Profit for the year	-	-22,263	4,898	-17,365
Currency adjustments	-	9,019	-	9,019
Equity at 31 December 2023	899	200,483	358,758	560,140

DKK'000	Share capital	Reserve for net revaluation according to equity method	Retained earnings	Equity
Equity at 1 January 2022	710	179,212	183,994	363,916
Capital increase	140	-	129,360	129,500
Profit for the year	-	49,726	-5,140	44,586
Currency adjustments	-	-15,211	-	-15,211
Equity at 31 December 2022	850	213,727	308,214	522,791

# NOTES

## 1. Investment in subsidiary

DKK'000	2023	2022
Cost at 1 January	103,992	103,992
Additions	252,752	-
Cost at 31 December	356,744	103,992
Adjustments at 1 January	213,727	179,212
Profit for the year	-22,263	49,726
Currency adjustments	9,019	-15,211
Adjustments at 31 December	200,483	213,727
Carrying amount at 31 December	557,227	317,719

Company name:	Interest (%)
LFI Silva Investments Ltd., UK	100%

## 2. Financial income

DKK'000	2023	2022
Exchange gains	2,160	-
Interest on receivables from subsidiary	4,547	4,846
Other financial income	109	-
Total financial income	6,816	4,846

## 3. Financial expenses

DKK'000	2023	2022
Exchange losses	28	11,123
Interest on payables to affiliates	-	68
Other financial expenses	65	75
Total financial expenses	93	11,266

## 4. Tax on profit for the year

DKK'000	2023	2022
Current tax	844	-
Change in deferred tax for the year	545	-1,433
Prior-year adjustments	-	-
Tax on profit for the year	1,390	-1,433

## 5. Contractual obligations

LFI Silva Investments A/S is jointly taxed with Lundbeckfond Invest A/S, ALK-Abelló A/S, Falck A/S, H. Lundbeck A/S, and Vesper Bio ApS, and their respective Danish subsidiaries. The companies have partly a joint and several liability and partly a secondary liability with respect to income taxes etc. for the jointly taxed companies. The companies in the tax pool have partly a joint and several liability and partly a secondary liability with respect to any obligations to withholding tax on interests, royalties and dividends for the jointly taxed companies. However, in both cases the secondary liability is capped at an amount equal to the share of the capital of the companies directly or indirectly owned by Lundbeckfond Invest A/S.

The company has no other obligations at 31 December 2023.

## 6. Staff

The company has no employees besides the Executive Management. Fees to the Board of Directors amount to DKK nil (DKK nil in 2022).

## 7. Related parties

Related parties exercising controlling interest on LFI Silva Investments A/S:

- Lundbeckfond Invest A/S, Scherfigsvej 7, DK-2100 Copenhagen Ø

The ultimate owner is Lundbeckfonden, Scherfigsvej 7, DK-2100 Copenhagen Ø.

Related parties exercising significant influence on LFI Silva Investments A/S:

- The Board of Directors and Executive Management
- Companies in which the company's Executive Management and Board of Directors exercise controlling interest

LFI Silva Investments A/S has not entered into any transactions with related parties that were not on an arm's length basis.

### CONSOLIDATED FINANCIAL STATEMENTS

LFI Silva Investments A/S is included in the consolidated financial statements for Lundbeckfonden, Copenhagen, Denmark, Business Registration No. 11 81 49 13.

## 8. Accounting policies

The annual report for LFI Silva Investments A/S for 2023 has been prepared in accordance with the Danish Financial Statements Act for enterprises of reporting class B with selection of certain options from class C.

The annual report is presented in Danish kroner (DKK), which also is the functional currency of LFI Silva Investments A/S. Amounts in DKK are rounded to DKK thousands.

The accounting policies are unchanged from last year.

### TRANSLATION OF FOREIGN CURRENCY

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Exchange differences arising between the exchange rates at the transaction date and the exchange rates at the date of payment are recognised in the income statement under financial items except in case of hedge accounting. In case of hedge accounting, such differences are recognised in the same item as the hedged item.

Receivables, payables and other monetary items denominated in foreign currencies that have not been settled at the balance sheet date are translated at the exchange rates at the balance sheet date.

The differences between the exchange rates at the time of recognition and the exchange rates at the balance sheet date or settlement are recognised in the income statement under financial items in respect of unhedged items and under the same item in respect of hedged items.

### INCOME STATEMENT

Other operating income

Other operating income comprise administrative fees.

Other external costs

Other external costs comprise expenses for administration.

Financial items

Financial income and financial expenses comprise:

- Interest income and expenses
- Exchange gains and losses
- Other financial income and expenses

Income/loss from investment in subsidiary

Income/loss from investment in subsidiary comprises the proportionate share of profit/loss after tax.

Tax

Danish subsidiaries are jointly taxed with Lundbeckfond Invest A/S as the administration company. The current Danish corporate income tax liability is allocated among the companies of the tax pool in proportion to their taxable income (full allocation subject to reimbursement in respect of tax losses).

Tax for the year, which consists of the year's current tax and the change in deferred tax, is recognised in the income statement as regards the amount that can be attributed to the net profit or loss for the year.

Current tax for the year is calculated based on the income tax rates and rules applicable at the balance sheet date.

### BALANCE SHEET

Investment in subsidiary

Investment in subsidiary is measured by the equity method at the proportionately owned share of the equity of the company.



## 8. Accounting policies (continued)

### Receivables

On initial recognition, receivables are measured at fair value and subsequently at amortised cost. Write-down is made for bad debt losses where there is an objective indication that a receivable has been impaired. If there is an objective indication that an individual receivable has been impaired, a write-down is made based on an individual assessment.

### Equity

Dividends are recognised as a liability at the time of adoption of the dividend resolution at the Annual General Meeting (time of declaration).

### Corporate income tax and deferred tax

Current tax payables and receivables are recognised in the balance sheet, computed as tax calculated on the taxable income for the year, adjusted for provisional tax paid.

Deferred tax is recognised on all temporary differences between the carrying amounts of assets and liabilities and their tax base. However, deferred tax is not recognised on temporary differences arising either on initial recognition of goodwill or from a transaction that is not a business combination if the temporary difference ascertained at the time of the initial recognition affects neither the financial result nor the taxable income. The tax value of the assets is calculated based on the planned use of each asset.

Deferred tax assets are recognised in the balance sheet at the value at which the assets are expected to be realised, either through an offset against deferred tax liabilities or as net tax assets to be offset against future positive taxable income.

Balances calculated according to the provision of the Danish Corporate Tax Act on interest deductibility limitations are allocated between the jointly taxed companies according to a joint taxation agreement and are allocated between the companies that are subject to deductibility limitation in proportion to their share of the total limitation. Deferred tax liabilities in respect of these balances are recognised in the balance sheet, whereas deferred tax assets are recognised only if the criteria for recognition of deferred tax assets are met.

### Debt

Other payables are measured at amortised cost.

## 9. Events after the balance sheet date

No events of importance to the annual report have occurred during the period from the balance sheet date until the presentation of the financial statements.

# MANAGEMENT STATEMENT

The Executive Management and the Board of Directors have today considered and adopted the annual report of LFI Silva Investments A/S 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 financial position at 31 December 2023 of the company and of the results of the company's operations for 2023.

In our opinion, the management's review includes a fair review of developments in the company's activities and finances, result for the year and the company's financial position in general.

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

Copenhagen, 28 February 2024

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## EXECUTIVE MANAGEMENT

Clara Guttman Belling

## BOARD OF DIRECTORS

Carsten With Thygesen  
Chair

Arne Due-Hansen

Morten Mølskov Jarlstrup

# INDEPENDENT AUDITOR'S REPORT

## To the Shareholders of LFI Silva Investments 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 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 LFI Silva Investments A/S for the financial year 1 January - 31 December 2023, 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' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 Review

Management is responsible for Management Review.

Our opinion on the financial statements does not cover Management 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 Review and, in doing so, consider whether Management 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 Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, in our view, Management 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 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, 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.
- 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, 28 February 2024

**PricewaterhouseCoopers**

Statsautoriseret Revisionspartnerselskab

*CVR No 33 77 12 31*

Torben Jensen  
State Authorised Public Accountant  
mne18651

Philip Olsen  
State Authorised Public Accountant  
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