

# Better Energy Estate II IVS

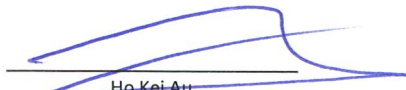
Gammel Kongevej 60, 14th floor

1850 Frederiksberg C

Business Registration No. 39272695

## Annual Report 2020

The annual report was presented and  
adopted at the Annual General Meeting  
on 28 April 2021



Ho Kei Au

Chair of the Annual General Meeting

## Better Energy Estate II IVS

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## Better Energy Estate II IVS

### Company information

#### Company

Better Energy Estate II IVS  
Gammel Kongevej 60, 14th floor  
1850 Frederiksberg C  
Business Registration No.: 39272695  
Date of formation: 23 January 2018

#### Executive Board

Peter Munck S e-Jensen, Managing Director  
Ho Kei Au, Director  
Rasmus Lildholdt Kj er, Director  
Christoffer Fruergaard Larsen, Director

#### Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Egtved All  4  
6000 Kolding  
Business Registration No.: 33963556

## Management's statement

Today, the Executive Board and the Board of Directors have considered and adopted the annual report of Better Energy Estate II 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 Estate II 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.

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

Frederiksberg, 28 April 2021

### Executive Board



Peter Munck Søre-Jensen  
Managing Director



Ho Kei Au  
Director



Rasmus Lildholdt Kjær  
Director



Christoffer Fruergaard Larsen  
Director

## Independent auditor's report

### To the shareholders of Better Energy Estate II IVS

#### Opinion

We have audited the financial statements of Better Energy Estate II IVS for the financial year 1 January 2020 - 31 December 2020, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

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

#### Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and 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 this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board of 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.

#### 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

#### The 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 Entity's internal control.
- \* Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates

## Independent auditor's report

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 Entity'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 Entity to cease to continue as a going concern.
- \* Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, 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.

### Statement on Management's Review

Management is responsible for the Management's Review.

Our opinion on the financial statements does not cover the 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 the Management's Review and, in doing so, consider whether the Management's Review is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that the 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 the Management's Review.

Kolding, 28 April 2021

### Deloitte Statsautoriseret Revisionspartnerselskab

Business Registration No. 33963556

Lars Ørum Nielsen  
State Authorised Public Accountant  
mne26771

## **Better Energy Estate II IVS**

### **Management's review**

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

The purpose of Better Energy Estate II IVS is directly or indirectly to rent, buy, own and operate real estate and related business.

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

Better Energy Estate II IVS's income statement of the financial year 1 January 2020 - 31 December 2020 shows a result of DKK 112.107.361 and the balance sheet at 31 December 2020 a balance sheet total of DKK 197.104.004 and an equity of DKK 114.444.271.

Better Energy Estate II IVS

Income statement

	Note	2020 DKK	2019 DKK
<b>Gross profit</b>		<b>-11.126</b>	<b>-57.560</b>
Other operating expenses		0	-40.000
<b>Operating profit</b>		<b>-11.126</b>	<b>-97.560</b>
Income from investments in group enterprises and associates		111.178.781	2.660.605
Financial income	1	3.000.539	958.318
Financial expenses	2	-1.800.103	-1.083.492
<b>Profit from ordinary activities before tax</b>		<b>112.368.091</b>	<b>2.437.871</b>
Tax on profit for the year	3	-260.730	49.001
<b>Profit</b>		<b>112.107.361</b>	<b>2.486.872</b>
<b>Proposed distribution of results</b>			
Retained earnings		112.107.361	2.486.872
<b>Distribution of profit</b>		<b>112.107.361</b>	<b>2.486.872</b>



Better Energy Estate II IVS

Balance sheet as of 31 December

	Note	2020 DKK	2019 DKK
<b>Assets</b>			
Investments in group enterprises	4, 5	13.153.116	2.749.300
<b>Investments</b>		<b>13.153.116</b>	<b>2.749.300</b>
<b>Fixed assets</b>		<b>13.153.116</b>	<b>2.749.300</b>
Trade receivables		21.092	7.402
Receivables from group enterprises		183.512.639	18.254.799
Joint taxation receivables		0	49.001
Other receivables		400.000	10.000
<b>Receivables</b>		<b>183.933.731</b>	<b>18.321.202</b>
<b>Cash</b>		<b>17.157</b>	<b>32.823</b>
<b>Current assets</b>		<b>183.950.888</b>	<b>18.354.025</b>
<b>Assets</b>		<b>197.104.004</b>	<b>21.103.325</b>

Balance sheet as of 31 December

	Note	2020 DKK	2019 DKK
<b>Equity and liabilities</b>			
Contributed capital		1	1
Reserve for entrepreneurial company		39.999	0
Retained earnings		114.404.271	2.333.608
<b>Equity</b>		<b>114.444.271</b>	<b>2.333.609</b>
Trade payables		8.500	32.500
Payables to group enterprises		82.121.940	18.737.216
Joint taxation payables		229.293	0
Other payables		300.000	0
<b>Short-term liabilities other than provisions</b>		<b>82.659.733</b>	<b>18.769.716</b>
<b>Liabilities other than provisions</b>		<b>82.659.733</b>	<b>18.769.716</b>
<b>Equity and liabilities</b>		<b>197.104.004</b>	<b>21.103.325</b>
Significant events occurring after end of reporting period	6		
Contingent liabilities	7		
Assets charged and collateral	8		
Ownership	9		

## Better Energy Estate II IVS

### Statement of changes in equity

	Contributed capital	Reserve for entrepreneur ial company	Retained earnings	Total
Equity 1 January 2020	1	0	2.333.608	2.333.609
Changes of equity through corrections of errors	0	39.999	-39.999	0
<b>Adjusted equity 1 January 2020</b>	<b>1</b>	<b>39.999</b>	<b>2.293.609</b>	<b>2.333.609</b>
Other adjustments of equity	0	0	3.301	3.301
Profit (loss)	0	0	112.107.361	112.107.361
<b>Equity 31 December 2020</b>	<b>1</b>	<b>39.999</b>	<b>114.404.271</b>	<b>114.444.271</b>

## Notes

	2020	2019
<b>1. Financial income</b>		
Financial income from group enterprises	3.000.539	958.318
	<b>3.000.539</b>	<b>958.318</b>
<b>2. Financial expenses</b>		
Financial expenses from group enterprises	1.754.759	967.311
Other financial expenses	45.344	116.181
	<b>1.800.103</b>	<b>1.083.492</b>
<b>3. Tax on profit for the year</b>		
Current tax for the year	267.818	-49.001
Adjustment of tax concerning previous years	-7.088	0
	<b>260.730</b>	<b>-49.001</b>
<b>4. Investments in group enterprises</b>		
Cost at the beginning of the year	3.266.036	150.022
Additions for the year	10.779.992	3.316.017
Disposals for the year	-476.004	-200.003
<b>Cost at the end of the year</b>	<b>13.570.024</b>	<b>3.266.036</b>
Revaluations at the beginning of the year	-516.736	-22.991
Share of profit for the year	521.377	-1.903.660
Exchange rate adjustments	3.317	-270
Investments with negative equity value depreciated over receivables	-256.704	1.331.813
Reversal of revaluations of disposed assets	-168.162	16
Other adjustments	0	78.356
<b>Revaluations at the end of the year</b>	<b>-416.908</b>	<b>-516.736</b>
<b>Carrying amount at the end of the year</b>	<b>13.153.116</b>	<b>2.749.300</b>

**5. Disclosure of investments in group enterprises and associates***Group enterprises*

Name	Registered office	Share held in %
Better Energy Bjerndrup A/S	Frederiksberg C	100,00
Better Energy Danish Solar I A/S	Frederiksberg C	100,00
Better Energy Ebberup P/S	Frederiksberg C	100,00
Better Energy Egå ApS	Frederiksberg C	100,00
Better Energy Frederikshavn ApS	Frederiksberg C	100,00
Better Energy Gerringe IVS	Frederiksberg C	100,00
Better Energy Godsted ApS	Frederiksberg C	100,00
Better Energy Grænge ApS	Frederiksberg C	100,00

## Better Energy Estate II IVS

### Notes

Better Energy Haderup Estate IVS	Frederiksberg C	100,00
Better Energy Hobby ApS	Frederiksberg C	100,00
Better Energy Hørby Estate IVS	Frederiksberg C	100,00
Better Energy Komplementar DK ApS	Frederiksberg C	100,00
Better Energy Komplementar DK I ApS	Frederiksberg C	100,00
Better Energy Køng Mose A/S	Frederiksberg C	100,00
Better Energy Mejls P/S	Frederiksberg C	100,00
Better Energy Navnsø P/S	Frederiksberg C	100,00
Better Energy Nørre Aaby A/S	Frederiksberg C	100,00
Better Energy Poland Estate A/S	Frederiksberg C	100,00
Better Energy Radsted ApS	Frederiksberg C	100,00
Better Energy Ringe ApS	Frederiksberg C	100,00
Better Energy Ringkjøbing IVS	Frederiksberg C	100,00
Better Energy Rønnede ApS	Frederiksberg C	100,00
Better Energy Sallinge Lunde Estate IVS	Frederiksberg C	100,00
Better Energy Saltø ApS	Frederiksberg C	100,00
Better Energy Spørring ApS	Frederiksberg C	100,00
Better Energy Starup ApS	Frederiksberg C	100,00
Better Energy Staurby IVS	Frederiksberg C	100,00
Better Energy Stenderup ApS	Frederiksberg C	100,00
Better Energy Stevning ApS	Frederiksberg C	100,00
Better Energy Stoholm A/S	Frederiksberg C	100,00
Better Energy Studstrup ApS	Frederiksberg C	100,00
Better Energy Svendborg P/S	Frederiksberg C	100,00
Better Energy Søby IVS	Frederiksberg C	100,00
Better Energy Sønderbæk Estate IVS	Frederiksberg C	100,00
Better Energy Tjørneby ApS	Frederiksberg C	100,00
Better Energy TRIBE ApS	Frederiksberg C	100,00
Better Energy Tved Estate IVS	Frederiksberg C	100,00
Better Energy Ubby IVS	Frederiksberg C	100,00
Better Energy Viuf IVS	Frederiksberg C	100,00
Better Energy Væggerløse P/S	Frederiksberg C	100,00
Better Energy Ærø Estate A/S	Frederiksberg C	100,00
Better Energy Ørsbjerg Estate ApS	Frederiksberg C	100,00
Better Energy Ørslev Estate ApS	Frederiksberg C	100,00
Better Energy Ådum IVS	Frederiksberg C	100,00
BE 85 IVS	Frederiksberg C	100,00
BE 134 IVS	Frederiksberg C	100,00
BE 142 ApS	Frederiksberg C	100,00
BE 146 ApS	Frederiksberg C	100,00
BE 163 ApS	Frederiksberg C	100,00
BE 164 ApS	Frederiksberg C	100,00
BE 165 ApS	Frederiksberg C	100,00
BE 166 ApS	Frederiksberg C	100,00
BE 167 ApS	Frederiksberg C	100,00
BE 168 ApS	Frederiksberg C	100,00
BE 170 ApS	Frederiksberg C	100,00
BE 171 ApS	Frederiksberg C	100,00

## Better Energy Estate II IVS

### Notes

BE 172 ApS	Frederiksberg C	100,00
BE 173 ApS	Frederiksberg C	100,00
BE 174 ApS	Frederiksberg C	100,00
BE 175 ApS	Frederiksberg C	100,00
BE 176 ApS	Frederiksberg C	100,00
BE 177 ApS	Frederiksberg C	100,00
BE 178 ApS	Frederiksberg C	100,00
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BE 200 ApS	Frederiksberg C	100,00
BE 201 ApS	Frederiksberg C	100,00
BE 202 ApS	Frederiksberg C	100,00
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BE 206 ApS	Frederiksberg C	100,00
BE 207 ApS	Frederiksberg C	100,00
BE 223 P/S	Frederiksberg C	100,00
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BE 226 P/S	Frederiksberg C	100,00
BE 227 P/S	Frederiksberg C	100,00
BE 228 P/S	Frederiksberg C	100,00
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BE 231 P/S	Frederiksberg C	100,00
BE 232 P/S	Frederiksberg C	100,00
BE 233 P/S	Frederiksberg C	100,00
BE 234 P/S	Frederiksberg C	100,00
BE 235 P/S	Frederiksberg C	100,00
BE 236 P/S	Frederiksberg C	100,00
BE 237 P/S	Frederiksberg C	100,00
Selskabet af 02.01.2019 I IVS under frivillig likvidation	Frederiksberg C	100,00

## Better Energy Estate II IVS

### Notes

Selskabet af 02.01.2019 II IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 02.10.2018 IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 05.01.2018 IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 18.09.2017 IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 19.10.2018 I IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 19.10.2018 II IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 20.12.2017 IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 22.11.2017 IVS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 23.05.2018 ApS under frivillig likvidation	Frederiksberg C	100,00
Selskabet af 29.03.2019 IVS under frivillig likvidation	Frederiksberg C	100,00

### 6. 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.

### 7. Contingent liabilities

The company has guaranteed group enterprises' debt with Proventus Capital Partners IV AB, Proventus Capital Partners IV B AB and Proventus Capital Partners IV C KB. The guarantee amounts to EUR 40 million at 31 December 2020.

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.

### 8. Assets charged and collateral

Shares in group enterprises are provided as collateral for the above mentioned debt to Proventus Capital Partners IV AB. The carrying amount of the pledged shares is DKK 743.500.

### 9. 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 Estate II 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).

### **Consolidated financial statements**

With reference to section 110(1) of the Danish Financial Statements Act, no consolidated financial statements have been prepared because the group enterprises are subsidiaries of a higher-ranking group.

### **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 revenue and other external expenses.

### **Revenue**

Revenue is recognised net of VAT, duties and sales discounts and is measured at fair value of the consideration fixed.

### **External expenses**

Other external expenses include expenses for operation and administration.



## Accounting policies

### Income from investments in group enterprises and associates

The items 'Income from investments in group enterprises and associates' in the income statement include the proportionate share of the profit or loss for the year and amortisation of goodwill on consolidation. Internal profits/losses are eliminated in full for subsidiaries and proportionately for associates.

### 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.

The Group is jointly taxed with all Danish subsidiaries. The current Danish income tax is allocated among the jointly taxed entities proportionally to their taxable income (full allocation with a refund concerning tax losses).

## Balance sheet

### Financial fixed assets

#### Equity investments in group enterprises and associates

Enterprises in which the company, directly or indirectly, holds more than 50% of the voting rights and exercises controlling influence are regarded as subsidiaries. Enterprises in which the company, directly or indirectly, holds between 20% and 50% of the voting rights and exercises significant, but not controlling, influence are regarded as associates.

Investments in subsidiaries and associates are recognised and measured according to the equity method. This means that investments are measured at the pro rata share of the enterprises' equity value plus unamortised goodwill and plus or minus unrealised intra-group profits or losses.

Any receivables from these enterprises are written down to net realisable value based on a specific assessment. If the company has a legal or constructive obligation to cover the liabilities of the relevant enterprise, and it is probable that such obligation is imminent, a provision is recognised that is measured at present value of the costs deemed necessary to incur to settle the obligation.

Upon distribution of profit or loss, net revaluation of investments in subsidiaries and associates is transferred to reserve for net revaluation according to the equity method under equity.

Investments in subsidiaries and associates are written down to the lower of recoverable amount and carrying amount.

The right for selling parties to receive dividends in subsidiaries and associates is measured at fair value and recognised as a part of investments in the subsidiaries/associates. Changes in fair value of selling parties' right to receive dividends are recognised in the income statement.

### Current assets

#### Receivables

## **Accounting policies**

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

### **Current tax liabilities**

Current tax liabilities and current tax receivables are recognised in the Balance Sheet as calculated tax on the expected taxable income for the year, adjusted for tax on taxable income for previous years as well as for tax prepaid.

### **Other payables**

Other payables comprise non-financial liabilities, which are measured at cost.

# PENNEO

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"Med min underskrift bekræfter jeg indholdet og alle datoer i dette dokument."

## Lars Ørum Nielsen

### Statsautoriseret revisor

På vegne af: Deloitte Statsautoriseret Revisionspart...

Serienummer: CVR:33963556-RID:60939127

IP: 83.151.xxx.xxx

2021-04-28 15:28:43Z

NEM ID 

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