

Better Energy Estate I ApS

C/O Better Energy A/S
Gammel Kongevej 60, 14th floor
1850 Frederiksberg C

Business registration no. 39273365

Annual Report 2022

The annual report was presented and
adopted at the Annual General Meeting
on 31 May 2023

Ho Kei Au
Chair of the Annual General Meeting

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Company information

Company

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C/O Better Energy A/S
Gammel Kongevej 60, 14th floor
1850 Frederiksberg C
Business registration no.: 39273365
Date of formation: 23 January 2018

Executive Board

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

Management's statement

Today, the Executive Board has considered and adopted the annual report of Better Energy Estate I ApS for the financial year 1 January 2022 - 31 December 2022.

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 the company at 31 December 2022 and of the results of the company's operations for the financial year 1 January 2022 - 31 December 2022.

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 the annual report be adopted at the annual general meeting.

Frederiksberg, 31 May 2023

Executive Board

Annette Egede Nylander
Director

Anders Knokgaard Nielsen
Director

Ho Kei Au
Director

Management's review

The company's main activities

The main activities of Better Energy Estate I ApS are to lease, buy, own and manage real estate and related activities.

Development in activities and financial matters

Better Energy Estate I ApS' income statement of the financial year 1 January 2022 - 31 December 2022 shows a result of DKK -48.744 and the balance sheet at 31 December 2022 a balance sheet total of DKK 1.574.194 and an equity of DKK -75.801.

Material changes in the company's operations and financial matters

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

Income statement

	Note	2022 DKK	2021 DKK
Gross profit		-7.861	-10.000
Operating profit		<u>-7.861</u>	<u>-10.000</u>
Income from investments in group enterprises and associates		-26.506	-30.929
Financial income	1	1.300	0
Financial expenses	2	<u>-20.218</u>	<u>-15.271</u>
Profit from ordinary activities before tax		-53.285	-56.200
Tax on profit for the year	3	<u>4.541</u>	<u>3.732</u>
Profit		<u>-48.744</u>	<u>-52.468</u>
Proposed distribution of results			
Retained earnings		<u>-48.744</u>	<u>-52.468</u>
Distribution of profit		<u>-48.744</u>	<u>-52.468</u>

Balance sheet as of 31 December

	Note	2022 DKK	2021 DKK
Assets			
Investments in group enterprises	4, 5	1.557.059	1.303.087
Investments		1.557.059	1.303.087
Fixed assets		1.557.059	1.303.087
Joint taxation receivables		3.092	6.578
Receivables		3.092	6.578
Cash and cash equivalents		14.043	285
Current assets		17.135	6.863
Assets		1.574.194	1.309.950

Balance sheet as of 31 December

	Note	2022 DKK	2021 DKK
Equity and liabilities			
Contributed capital		50.000	50.000
Retained earnings		-125.801	-71.645
Equity		-75.801	-21.645
Payables to group enterprises		749.995	431.595
Other payables		900.000	900.000
Short-term liabilities other than provisions		1.649.995	1.331.595
Liabilities other than provisions		1.649.995	1.331.595
Equity and liabilities		1.574.194	1.309.950
Significant events occurring after end of reporting period	6		
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Statement of changes in Equity

	Contributed capital	Reserve for net reval- uation ac- cording to equity method	Retained earnings	Total
Equity 1 January 2022	50.000		-71.645	-21.645
Change of investments through net exchange differences	0	0	-5.412	-5.412
Equity transfers to reserves	0	26.506	-26.506	0
Profit (loss)	0	-26.506	-22.238	-48.744
Equity 31 December 2022	50.000	0	-125.801	-75.801

The Company was established 23 January 2018 with a contributed capital of DKK 50,000.

Notes

1. Financial income

	2022	2021
Other financial income	14	0
Exchange rate gains	1.286	0
	1.300	0

2. Financial expenses

	2022	2021
Financial expenses from group enterprises	18.926	15.266
Other financial expenses	6	5
Exchange rate losses	1.286	0
	20.218	15.271

3. Tax on profit/loss for the year

	2022	2021
Current tax for the year	3.092	3.732
Adjustment of corporation tax, previous years	1.449	0
	4.541	3.732

4. Investments in group enterprises

	2022	2021
Cost at the beginning of the year	1.333.256	1.333.256
Addition during the year, incl. improvements	285.890	0
Cost at the end of the year	1.619.146	1.333.256
Revaluations at the beginning of the year	-30.169	1.216
Exchange rate adjustments	-5.412	-456
Revaluations for the year	-26.506	-30.929
Revaluations at the end of the year	-62.087	-30.169
Carrying amount at the end of the year	1.557.059	1.303.087

5. Disclosure of investments in group enterprises and associates

Name	Registered office	Share held in %
BE 149 ApS	Denmark	100,00
BE 150 ApS	Denmark	100,00
BE 151 ApS	Denmark	100,00
BE 152 ApS	Denmark	100,00
BE 211 A/S	Denmark	100,00
Better Energy Swedish Solar 217 AB	Sweden	100,00
Better Energy Swedish Solar 218 AB	Sweden	100,00
Better Energy Swedish Solar 219 AB	Sweden	100,00

Notes

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 these internal annual accounts.

7. 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.

8. Group relations

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 Estate I ApS for 2022 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.

Consolidated Financial Statements

With reference to § 110 of the Danish Financial Statements Act, no Consolidated Financial Statement have been prepared because the Group enterprises do not exceed the amount limits.

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 expenses.

Other 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 company is jointly taxed with all Danish group entities. 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.

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

Equity

Proposed dividends

Proposed dividends for the year are recognised as a separate item under equity. Proposed dividends are recognised as a liability when approved by the Annual General Meeting.

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.

Liabilities

Financial liabilities are recognised initially at the proceeds received net of transaction expenses incurred. In subsequent periods, financial liabilities are measured at amortized cost, corresponding to the capitalized 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.

Other payables

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