

# **Better Energy Hoby P/S**

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

Business Registration No. 40769927

## **Annual Report 2023**

The annual report was presented and  
adopted at the Annual General Meeting  
on 25 April 2024

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Ho Kei Au  
Chair of the Annual General Meeting

## Better Energy Hoby P/S

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## Better Energy Hoby P/S

### Company information

<b>Company</b>	Better Energy Hoby P/S C/O Better Energy A/S Gammel Kongevej 60, 14th floor 1850 Frederiksberg C Business Registration No.: 40769927 Date of formation: 4 September 2019
<b>Board of Directors</b>	Mark Augustenborg Ødum Rasmus Lildholdt Kjær Ho Kei Au
<b>Executive Board</b>	Martin Brobæk Madsen, Director
<b>General Partner</b>	Better Energy Impact II Komplementar I ApS
<b>Auditors</b>	Deloitte Statsautoriseret Revisionspartnerselskab Egtved Alle 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 Hoby P/S for the financial year 1 January 2023 - 31 December 2023.

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 Hoby P/S at 31 December 2023 and of the results of the company's operations for the financial year 1 January 2023 - 31 December 2023.

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, 25 April 2024

### **Executive Board**

Martin Brobæk Madsen  
Director

### **Board of Directors**

Mark Augustenborg Ødum  
Chairman

Rasmus Lildholdt Kjær  
Board member

Ho Kei Au  
Board member

## **Independent auditor's report**

### **To the shareholders of Better Energy Hoby P/S**

#### **Opinion**

We have audited the financial statements of Better Energy Hoby P/S for the financial year 1 January 2023 - 31 December 2023, 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 2023 and of the results of its operations for the financial year 1 January 2023 - 31 December 2023 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 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.

#### **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.

#### **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.

## **Independent auditor's report**

- \* 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 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 by the relevant law and regulations.

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 in the relevant law and regulations. We did not identify any material misstatement of the Management's Review.

Kolding, 25 April 2024

### **Deloitte**

**Statsautoriseret Revisionspartnerselskab**

Business Registration No. 33963556

Lars Ørum Nielsen

State Authorised Public Accountant

mne26771

## **Better Energy Hoby P/S**

### **Management's review**

#### **The company's main activities**

The main activities of Better Energy Hoby P/S are directly or indirectly to acquire, own and operate solar parks as well as related activities.

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

Better Energy Hoby P/S' income statement of the financial year 1 January 2023 - 31 December 2023 shows a result of DKK -4,807,846 and the balance sheet at 31 December 2023 shows a balance sheet total of DKK 366,023,891 and an equity of DKK 67,343,708.

During 2023 the establishment of the solar park was finalised and production of power commenced. Total capitalised expenses until grid connection amount to DKK 346,159,823.

## Better Energy Hoby P/S

### Income statement

	Note	2023 DKK	2022 DKK
<b>Gross profit</b>		<b>4,369,826</b>	<b>-25,500</b>
Depreciation, amortisation and impairment losses		-3,776,331	0
<b>Operating profit</b>		<b>593,495</b>	<b>-25,500</b>
Financial income	1	45,977	17
Finance expenses	2	-5,447,318	-173,780
<b>Profit from ordinary activities before tax</b>		<b>-4,807,846</b>	<b>-199,263</b>
<b>Profit</b>		<b>-4,807,846</b>	<b>-199,263</b>
<b>Proposed distribution of results</b>			
Retained earnings		-4,807,846	-199,263
<b>Distribution of profit</b>		<b>-4,807,846</b>	<b>-199,263</b>



**Better Energy Hoby P/S****Balance sheet as of 31 December**

	<b>Note</b>	<b>2023 DKK</b>	<b>2022 DKK</b>
<b>Assets</b>			
Solar parks	3	342,383,492	0
Property, plant and equipment in progress	4	0	7,385,122
<b>Property, plant and equipment</b>		<b>342,383,492</b>	<b>7,385,122</b>
<b>Fixed assets</b>		<b>342,383,492</b>	<b>7,385,122</b>
Trade receivables		649,298	0
Other receivables		17,651,665	760,203
<b>Receivables</b>		<b>18,300,963</b>	<b>760,203</b>
<b>Cash and cash equivalents</b>		<b>5,339,436</b>	<b>8,634</b>
<b>Current assets</b>		<b>23,640,399</b>	<b>768,837</b>
<b>Assets</b>		<b>366,023,891</b>	<b>8,153,959</b>

**Better Energy Hoby P/S**

**Balance sheet as of 31 December**

	Note	2023 DKK	2022 DKK
<b>Liabilities and equity</b>			
Contributed capital		500,000	400,000
Retained earnings		66,843,708	-203,479
<b>Equity</b>		<b>67,343,708</b>	<b>196,521</b>
Asset retirement obligations		6,334,203	0
<b>Provisions</b>		<b>6,334,203</b>	<b>0</b>
Mortgage debt		145,145,043	0
Payables to group enterprises		98,094,794	0
<b>Long-term liabilities other than provisions</b>	5	<b>243,239,837</b>	<b>0</b>
Current portion of mortgage debt		5,044,217	0
Trade payables		43,057,300	8,500
Payables to group enterprises		0	7,948,938
Other payables		1,004,626	0
<b>Short-term liabilities other than provisions</b>		<b>49,106,143</b>	<b>7,957,438</b>
<b>Liabilities other than provisions</b>		<b>292,345,980</b>	<b>7,957,438</b>
<b>Equity and liabilities</b>		<b>366,023,891</b>	<b>8,153,959</b>
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## Better Energy Hoby P/S

### Statement of changes in equity

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Equity 1 January 2023	400,000	-203,479	196,521
Increase of capital	100,000	71,855,033	71,955,033
Profit/loss for the year	<u>0</u>	<u>-4,807,846</u>	<u>-4,807,846</u>
<b>Equity 31 December 2023</b>	<b><u>500,000</u></b>	<b><u>66,843,708</u></b>	<b><u>67,343,708</u></b>

The company was established on 4 September 2019 with a contributed capital of DKK 40,000.  
On 4 November 2021 the contributed capital was increased by DKK 360,000 to a total of DKK 400,000.  
On 23 May 2023 the contributed capital was increased by DKK 100,000 to a total of DKK 500,000.

Notes

	2023 DKK	2022 DKK
<b>1. Financial income</b>		
Other financial income	45,899	17
Exchange rate gains	78	0
	<u>45,977</u>	<u>17</u>

	2023 DKK	2022 DKK
<b>2. Financial expenses</b>		
Financial expenses from group enterprises	2,213,263	170,513
Other financial expenses	3,225,318	1,352
Exchange rate losses	8,737	1,915
	<u>5,447,318</u>	<u>173,780</u>

	2023 DKK	2022 DKK
<b>3. Solar parks</b>		
Additions for the year	338,774,701	0
Transfers from property, plant and equipment in progress	7,385,122	0
<b>Cost at the end of the year</b>	<u>346,159,823</u>	<u>0</u>
Depreciations for the year	-3,776,331	0
<b>Depreciations at the end of the year</b>	<u>-3,776,331</u>	<u>0</u>
<b>Carrying amount at the end of the year</b>	<u>342,383,492</u>	<u>0</u>

	2023 DKK	2022 DKK
<b>4. Property, plant and equipment in progress</b>		
Cost at the beginning of the year	7,385,122	4,327,960
Additions for the year	0	3,057,162
Transfers during the year to other items	-7,385,122	0
<b>Cost at the end of the year</b>	<u>0</u>	<u>7,385,122</u>
<b>Carrying amount at the end of the year</b>	<u>0</u>	<u>7,385,122</u>

**5. Long-term liabilities other than provisions**

	Due after 1 year DKK	Due within 1-5 years DKK	Due after 5 years DKK
Mortgage debt	145,145,043	19,821,598	125,323,445
Payables to group enterprises	98,094,794	0	98,094,793
	<u>243,239,837</u>	<u>19,821,598</u>	<u>223,418,238</u>

## 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 this annual report.

### 7. Contingent liabilities

The company is exposed to pay compensation or buy properties located within 200 meters of the solar park (Danish renewable energy legislation).

The company has entered into a long-term physical contracts to deliver power at a fixed price. The contract terms are 5-10 years from 01.10.2023 and covers approx. 63% of the volume.

### 8. Assets charged and collateral

On 31 December 2023, the value of assets charged as collateral is DKK 342.4 million. The debt to credit institutions secured by mortgaged assets is DKK 152.8 million.

In the event that the company defaults on its obligations regarding its mortgage loan, the right to collect income, from EPC, O&M, insurance, energy and power purchase agreements (PPA), is transferred to the lender.

### 9. Group relations

No parent company submits consolidated financial statements.

### 10. Unrecognised rental and lease commitments

	<b>2023</b>	<b>2022</b>
Liabilities under rental or lease agreements until maturity in total	31,096,837	27,725,625

## Better Energy Hoby P/S

### Accounting policies

#### Reporting class

The annual report of Better Energy Hoby P/S for 2023 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 expenses and revenue.

#### Revenue

Revenue from the sale of electricity is recognised in the income statement when delivery is made to the grid company.

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

#### Other external expenses

Other external expenses include expenses for operation and administration.

## **Accounting policies**

### **Depreciation, amortisation and impairment of tangible and intangible assets**

Depreciation, amortisation and impairment losses relating to property, plant and equipment and intangible assets comprise depreciation, amortisation and impairment losses for the financial year, calculated on the basis of the residual values and useful lives of the individual assets and impairment testing as well as gains and losses from the sale of intangible assets as well as property, plant and equipment.

### **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 as well as fair value adjustments of financial interests.

### **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 as well as fair value adjustments of financial interests.

## **Balance sheet**

### **Property, plant and equipment**

Land and buildings, solar parks, 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.

The present value of the expected costs of dismantling a solar park after the end of its useful life is included in the cost of the solar park.

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 parks:	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**

### **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.

### **Provisions**

#### **Asset retirement obligations**

Asset retirement obligations comprise the present value of the estimated expenses related to the retirement of solar plants at the end of their useful life. The provision is determined by discounting expected future cash flows.

#### **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.

Mortgage debt is accordingly measured at amortised cost, corresponding to the outstanding balance in case of cash loans. In case of bond loans, amortised cost corresponds to the outstanding balance determined as the underlying cash value of the loans at the time of borrowing adjusted for amortisation of capital losses on the loans over the repayment period.

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

#### **Off-balance sheet items**

Contingent liabilities comprise obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not fully within the control of the company; or present obligations that arise from past events but are not recognised because the outflow of resources embodying economic benefits will probably not be required to settle the obligation or because the amount of the obligation cannot be measured with sufficient reliability.

Lease commitments are measured at the nominal value of the remaining lease payments.