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BDO Statsautoriseret revisionsaktieselskab
Kystvejen 29
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K/S ADMIRAL INVESTMENT FOND
C/O SIRIUSVEJ 6A, SIRIUSVEJ 6A, 8270 HØJBJERG
ANNUAL REPORT
1 JANUARY - 31 DECEMBER 2022

**The Annual Report has been presented and
adopted at the Company's Annual General
Meeting on 28 April 2023**

Mikkel Berthelsen

CONTENTS

	Page
Company Details	
Company Details.....	3
Statement and Report	
Management's Statement.....	4
Independent Auditor's Report.....	5-6
Management Commentary	
Management Commentary.....	7
Financial Statements 1 January - 31 December	
Income Statement.....	8
Balance Sheet.....	9
Equity.....	10
Notes.....	11-12
Accounting Policies.....	13-14

COMPANY DETAILS

Company	K/S Admiral Investment Fond c/o siriusvej 6a, Siriusvej 6A 8270 Højbjerg CVR No.: 40 96 09 02 Established: 26 November 2019 Municipality: Aarhus Financial Year: 1 January - 31 December
Board of Directors	Mikkel Robenhagen Evar Berthelsen, chairman Andreas Ditlev Duckert
Executive Board	Teresa Conde Muñoz
Limited partners	ANDREAS DUCKERT HOLDING ApS DJAS Consulting ApS P/S Obton REIT Secondo
Auditor	BDO Statsautoriseret revisionsaktieselskab Kystvejen 29 8000 Aarhus C
Bank	Sydbank

MANAGEMENT'S STATEMENT

Today the Board of Directors and Management have discussed and approved the Annual Report of K/S Admiral Investment Fond for the financial year 1 January - 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 Company's assets, liabilities and financial position at 31 December 2022 and of the results of the Company's operations for the financial year 1 January - 31 December 2022.

The Management Commentary includes in our opinion a fair presentation of the matters dealt with in the Commentary.

We recommend the Annual Report be approved at the Annual General Meeting.

Aarhus, 28 April 2023

Management

Teresa Conde Muñoz

Board of Directors

Mikkel Robenhagen Evar
Berthelsen
Chairman

Andreas Ditlev Duckert

INDEPENDENT AUDITOR'S REPORT

To the Partner of K/S Admiral Investment Fond

Opinion

We have audited the Financial Statements of K/S Admiral Investment Fond for the financial year 1 January - 31 December 2022, which comprise income statement, Balance Sheet, statement of changes in equity, notes and 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 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 - 31 December 2022 in accordance with the Danish Financial Statements Act.

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 (including International Independence Standards) (IESBA Code), together with the ethical requirements that are relevant to our audit of the financial statements in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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 judgment and maintain professional skepticism 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.

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 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.

Statement on Management Commentary

Management is responsible for Management Commentary.

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

Based on the work we have performed, we conclude that Management Commentary 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 Management Commentary.

Aarhus, 28 April 2023

BDO Statsautoriseret revisionsaktieselskab
CVR no. 20 22 26 70

Morten Kristiansen Veng
State Authorised Public Accountant
MNE no. mne34298

MANAGEMENT COMMENTARY

Principal activities

The company's purpose is directly or indirectly to own and operate solar parks in primarily Italy, but others countries may also occur.

Significant events after the end of the financial year

No events have occurred after the end of the financial year of material importance for the Company's financial position.

INCOME STATEMENT 1 JANUARY - 31 DECEMBER

	Note	2022 EUR '000	2021 EUR '000
INCOME FROM INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES.....	1	541	20.945
Other external expenses.....		-13	-8
GROSS PROFIT/LOSS.....		528	20.937
Staff costs.....	2	-98	-96
OPERATING PROFIT.....		430	20.841
Other financial income.....	3	112	358
Other financial expenses.....	4	-44	-407
PROFIT FOR THE YEAR.....		498	20.792
PROPOSED DISTRIBUTION OF PROFIT			
Retained earnings.....		498	20.792
TOTAL.....		498	20.792

BALANCE SHEET AT 31 DECEMBER

ASSETS	Note	2022 EUR '000	2021 EUR '000
Equity investments in group enterprises.....		3	5
Equity investments in associated enterprises.....		8	9
Other investments.....		1	1
Receivables from Group companies.....		1.343	4.227
Receivables from associated enterprises.....		8.501	0
Financial non-current assets.....	5	9.856	4.242
NON-CURRENT ASSETS.....		9.856	4.242
Receivables from group enterprises.....		6.934	6.934
Other receivables.....		34	135
Receivables.....		6.968	7.069
Cash and cash equivalents.....		4.467	9.482
CURRENT ASSETS.....		11.435	16.551
ASSETS.....		21.291	20.793
EQUITY AND LIABILITIES			
Retained earnings.....		21.266	20.768
EQUITY.....		21.266	20.768
Trade payables.....		6	6
Debt to Group companies.....		15	7
Other liabilities.....		4	12
Current liabilities.....		25	25
LIABILITIES.....		25	25
EQUITY AND LIABILITIES.....		21.291	20.793
Contingencies etc.	6		

EQUITY

	Retained earnings
Equity at 1 January 2022.....	20.768
Proposed profit allocation.....	498
Equity at 31 December 2022.....	21.266

The company was established with a share capital of 11 limited partners of DKK 1 in total DKK 11, of which DKK 11 was paid in cash.

NOTES

	2022 EUR '000	2021 EUR '000	Note
Income from investments in subsidiaries and associates			1
Income from investments in subsidiaries.....	0	8.642	
Income from investments in associates.....	541	12.303	
	541	20.945	
Staff costs			2
Average number of employees	2	2	
Wages and salaries.....	96	96	
Social security costs.....	2	0	
	98	96	
Other financial income			3
Group enterprises.....	112	249	
Other interest income.....	0	109	
	112	358	
Other financial expenses			4
Group enterprises.....	1	1	
Other interest expenses.....	43	406	
	44	407	
Financial non-current assets			5
	Equity investments in group enterprises	Equity investments in associated enterprises	Other investments
Cost at 1 January 2022.....	3	8	1
Cost at 31 December 2022.....	3	8	1
Carrying amount at 31 December 2022.....	3	8	1
		Receivables from Group companies	Receivables from associated enterprises
Additions.....		1.343	8.501
Cost at 31 December 2022.....		1.343	8.501
Carrying amount at 31 December 2022.....		1.343	8.501

NOTES**Note****Contingencies etc.****6****Contingent liabilities**

In connection with the sale of shares in prior years, a guarantee catalog has been prepared, whereby the company can be made liable for losses if the conditions in agreement are not met.

ACCOUNTING POLICIES

The Annual Report of K/S Admiral Investment Fond for 2022 has been presented in accordance with the provisions of the Danish Financial Statements Act for enterprises in reporting class B and certain provisions applying to reporting class C.

The format of the income statement has been adjusted to the Company's activities as a holding Company.

The Annual Report is presented in EUR and is prepared consistently with the accounting principles applied last year.

INCOME STATEMENT

Income from investments in subsidiaries and associates

Dividend from equity interests is recognised in the financial year in which the dividend is declared. In connection with transfers, potential profits are recognised when the economic rights related to the sold equity interests are transferred, however, at the earliest when the profit has been realised or is regarded as realisable. Moreover, realised losses other than impairments are included where identified.

Other external expenses

Other external expenses include cost of administration etc.

Staff costs

Staff costs comprise wages and salaries, including holiday pay and pensions, and other costs of social security etc., for the Company's employees. Repayments from public authorities are deducted from staff costs.

Financial income and expenses

Financial income and expenses include interest income and expenses, financial expenses of finance leases, realised and unrealised gains and losses arising from securities, debt and transactions in foreign currencies, as well as charges and allowances under the tax-on-account scheme, etc. Financial income and expenses are recognised by the amounts that relate to the financial year. Interest income and expenses are calculated on amortised cost prices.

Tax

As the entity is not an independent tax subject, the taxable result of the entity is included in the owner's total income and assets for the financial year. The income taxes for the year are not recognised in the Income Statement.

BALANCE SHEET

Financial non-current assets

Investments in subsidiaries and associates are measured at cost. If the cost exceeds the net realisable value, this is written down to the lower value.

Acquired enterprises are subject to the acquisition method, reassessing all identified assets and liabilities to fair value at the acquisition date. The fair value is calculated based on acquisitions made in an active market, alternatively calculated using generally accepted valuation models. A discounted cash flow model is used to calculate the fair value of investment properties based on a discounted cash flow of future earnings. Operating equipment is recognised at fair value based on an assessor's opinion, based on an overall assessment of the production equipment. The acquisition date is the date on which the Company gains actual control over the acquired entity.

ACCOUNTING POLICIES

Consolidated goodwill is amortised over the expected useful life, which is determined on the basis of Management's experience within the individual lines of business. Consolidated goodwill is amortised on a straightline basis over the amortisation period, which is X years. The amortisation period is determined on the basis of an assessment of the acquired entity's market position and earnings profile, and the industry-specific condition.

Fixed asset investments include also other equity interests that are not expected to be disposed of. These are measured at cost because the equity interests are unlisted.

Impairment of fixed assets

The carrying amount of fixed assets are valued on an annual basis for indications of impairment other than that reflected by amortisation and depreciation.

In the event of impairment indications, an impairment test is made for each asset or group of assets, respectively. If the recoverable amount is lower than the carrying amount, the asset is written down to the carrying amount.

The recoverable amount is calculated at the higher of net selling price and capital value. The capital value is determined as the fair value of the expected net cash flows from the use of the asset or group of assets and the expected net cash flows from sale of the asset or group of assets after the end of its useful life.

Receivables

Receivables are measured at amortised cost which usually corresponds to nominal value. The value is written down to meet expected losses.

Cash and cash equivalents

Cash and cash equivalents include cash at bank.

Tax payable and deferred tax

As the entity is not an independent tax subject, the taxable result of the entity is included in the owner's total income and assets for the financial year. The income taxes for the year are not recognised in the Income Statement.

Liabilities

Financial liabilities are recognised at the time of borrowing by the amount of proceeds received less transaction costs. In subsequent periods, the financial liabilities are measured at amortised cost equal to the capitalised value when using the effective interest, the difference between the proceeds and the nominal value being recognised in the Income Statement over the loan period.

The amortised cost of current liabilities corresponds usually to the nominal value.

Foreign currency translation

Transactions in foreign currencies are translated at the rate of exchange on the transaction date. Exchange differences arising between the rate on the transaction date and the rate on the payment date are recognised in the Income Statement as a financial income or expense.

Receivables, payables and other monetary items in foreign currencies that are not settled on the Balance Sheet date are translated at the exchange rate on the Balance Sheet date. The difference between the exchange rate on the Balance Sheet date and the exchange rate at the date when the receivables or payables come into existence recognised in the Income Statement as financial income or expenses.

Fixed assets acquired in foreign currencies are translated at the rate of exchange on the transaction date.