

# **BE 163 ApS**

Gammel Kongevej 60, 14th floor


1850 Frederiksberg C

Business Registration No. 41055626

## **Annual Report**

**31 December 2019 - 31 December 2020**

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



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Ho Kei Au  
Chair of the Annual General Meeting

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**BE 163 ApS**

**Company information**

**Company**

BE 163 ApS  
Gammel Kongevej 60, 14th floor  
1850 Frederiksberg C  
Business Registration No.: 41055626  
Date of formation: 31 December 2019

**Executive Board**

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

BE 163 ApS

## Management's statement

Today, the Executive Board has considered and adopted the annual report of BE 163 ApS for the financial year 31 December 2019 - 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 BE 163 ApS at 31 December 2020 and of the results of the company's operations for the financial year 31 December 2019 - 31 December 2020.

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 statement have been met.

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

Frederiksberg, 28 May 2021

### Executive Board



Ho Kei Au  
Director

Annette Egede Nylander  
Director

Anders Knokgaard Nielsen  
Director

**BE 163 ApS**

## **Management's review**

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

The purpose of BE 163 ApS is to lease, buy, own and manage real estate and related activities.

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

BE 163 ApS's income statement of the financial year 31 December 2019 - 31 December 2020 shows a result of DKK 821 and the balance sheet at 31 December 2020 a balance sheet total of DKK 765.660 and an equity of DKK 40.821.

BE 163 ApS

## Income statement

	Note	31 December 2019 - 31 December 2020 DKK
<b>Gross profit</b>		<b>0</b>
Financial income	1	1.052
<b>Profit from ordinary activities before tax</b>		<b>1.052</b>
Tax on profit for the year	2	-231
<b>Profit</b>		<b>821</b>
<b>Proposed distribution of results</b>		
Retained earnings		821
<b>Distribution of profit</b>		<b>821</b>

BE 163 ApS

Balance sheet as of 31 December

	Note	2020 DKK
<b>Assets</b>		
Property, plant and equipment in progress	3	724.608
<b>Property, plant and equipment</b>		<u>724.608</u>
<b>Fixed assets</b>		<u>724.608</u>
Receivables from group enterprises		41.052
<b>Receivables</b>		<u>41.052</u>
<b>Current assets</b>		<u>41.052</u>
<b>Assets</b>		<u>765.660</u>

## Balance sheet as of 31 December

	Note	2020 DKK
<b>Equity and liabilities</b>		
Contributed capital		40.000
Retained earnings		821
<b>Equity</b>		<u>40.821</u>
Trade payables		724.608
Joint taxation payables		231
<b>Short-term liabilities other than provisions</b>		<u>724.839</u>
<b>Liabilities other than provisions</b>		<u>724.839</u>
<b>Equity and liabilities</b>		<u>765.660</u>
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**BE 163 ApS**

**Statement of changes in equity**

	<b>Contributed capital</b>	<b>Retained earnings</b>	<b>Total</b>
Establishment 31 December 2019	40.000		40.000
Profit (loss)		821	821
<b>Equity 31 December 2020</b>	<b>40.000</b>	<b>821</b>	<b>40.821</b>

The Company was established 31 December 2019 with a capital of DKK 40.000.

**Notes**

	<b>31 December 2019 - 31 December 2020</b>
<b>1. Financial income</b>	
Financial income from group enterprises	1.052
	<u>1.052</u>
	<b>31 December 2019 - 31 December 2020</b>
<b>2. Tax on profit for the year</b>	
Corporation tax - Denmark	231
	<u>231</u>
	<b>2020</b>
<b>3. Property, plant and equipment in progress</b>	
Additions for the year	724.608
<b>Cost at the end of the year</b>	<u>724.608</u>
<b>Carrying amount at the end of the year</b>	<u>724.608</u>

**4. 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.

**5. 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.

**6. Group relations**

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 BE 163 ApS for 31 December 2019 - 31 December 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.

As the financial year 31 December 2019 - 31 December 2020 is the company's first financial year, the financial statements with associated notes have been prepared without comparative figures from the previous 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.

## Income statement

### 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.

### 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

### 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.

For group-manufactured assets, cost comprises direct and indirect costs of materials, components, sub-suppliers and labor costs.

## Accounting policies

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

Land is not depreciated.

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.

### Current assets

#### 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.

#### 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.