

# **Better Energy Lundsmark Estate P/S**

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

Business Registration No. 43011464

## **Annual Report 2023**

The Annual Report was presented and  
adopted at the Annual General Meeting  
on 7 June 2024

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Ho Kei Au  
Chair of the Annual General Meeting

## Better Energy Lundmark Estate P/S

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## Better Energy Lundsmark Estate P/S

### Company details

<b>Company</b>	Better Energy Lundsmark Estate P/S C/O Better Energy A/S Gammel Kongevej 60, 14th floor 1850 Frederiksberg C Business Registration No.: 43011464 Date of formation: 27 January 2022
<b>Board of Directors</b>	Nikolaj Kristian Qvade Rasmusen Mikkel Sjørsløv Signe Storgaard Sørensen
<b>Executive Board</b>	Mikkel Sjørsløv
<b>General Partner</b>	Better Energy Komplementar DK ApS

## **Management's Statement**

Today, The Executive Board and the Board of Directors have considered and adopted the Annual Report of Better Energy Lundsmark Estate 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 Lundsmark Estate 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.

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, 7 June 2024

### **Executive Board**

Mikkel Sjørsløv  
Managing director

### **Board of Directors**

Nikolaj Kristian Qvade Rasmusen  
Chairman

Mikkel Sjørsløv  
Board member

Signe Storgaard Sørensen  
Board member

## **Better Energy Lundsmark Estate P/S**

### **Management's Review**

#### **The Company's main activities**

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

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

Better Energy Lundsmark Estate P/S's Income Statement of the financial year 1 January 2023 - 31 December 2023 shows a result of DKK -2,144,405 and the Balance Sheet at 31 December 2023 a balance sheet total of DKK 149,571,607 and an equity of DKK -1,752,323.

Better Energy Lundsmark Estate P/S has lost its contributed capital as of 31 December 2023. The capital has been reestablished in 2024, as the parent company has provided a subsidy to the company in the form of debt forgiveness of DKK 4,500,000.

**Income Statement**

	Note	2023 DKK	2022 DKK
<b>Gross profit</b>		<b>1,064,217</b>	<b>-17,858</b>
<b>Operating profit</b>		<b>1,064,217</b>	<b>-17,858</b>
Financial income	1	2,216	10,865
Financial expenses	2	-3,210,838	-925
<b>Profit from ordinary activities before tax</b>		<b>-2,144,405</b>	<b>-7,918</b>
<b>Profit</b>		<b>-2,144,405</b>	<b>-7,918</b>
 <b>Proposed distribution of results</b>			
Retained earnings		-2,144,405	-7,918
<b>Distribution of profit</b>		<b>-2,144,405</b>	<b>-7,918</b>

Better Energy Lundsmark Estate P/S

Balance Sheet as of 31 December

	Note	2023 DKK	2022 DKK
<b>Assets</b>			
Land and buildings	3	133,717,872	0
Property, plant and equipment in progress	4	279,219	0
<b>Property, plant and equipment</b>		<b>133,997,091</b>	<b>0</b>
<b>Fixed assets</b>		<b>133,997,091</b>	<b>0</b>
Receivables from group enterprises		38,303	405,865
Other receivables		8,583,432	3,750
<b>Receivables</b>		<b>8,621,735</b>	<b>409,615</b>
<b>Cash and cash equivalents</b>		<b>6,952,781</b>	<b>3,075</b>
<b>Current assets</b>		<b>15,574,516</b>	<b>412,690</b>
<b>Assets</b>		<b>149,571,607</b>	<b>412,690</b>

Better Energy Lundsmark Estate P/S

Balance Sheet as of 31 December

	Note	2023 DKK	2022 DKK
<b>Equity and liabilities</b>			
Contributed capital		400,000	400,000
Retained earnings		-2,152,323	-7,918
<b>Equity</b>		<b>-1,752,323</b>	<b>392,082</b>
Trade payables		6,000	0
Payables to group enterprises		151,317,930	20,608
<b>Short-term liabilities other than provisions</b>		<b>151,323,930</b>	<b>20,608</b>
<b>Liabilities other than provisions</b>		<b>151,323,930</b>	<b>20,608</b>
<b>Equity and liabilities</b>		<b>149,571,607</b>	<b>412,690</b>
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## Better Energy Lundsmark Estate P/S

### Statement of changes in equity

	Contributed capital	Retained earnings	Total
Equity 1 January 2023	400,000	-7,918	392,082
Profit (loss)	0	-2,144,405	-2,144,405
<b>Equity 31 December 2023</b>	<b>400,000</b>	<b>-2,152,323</b>	<b>-1,752,323</b>

The company was established 27 January 2022 with a contributed capital of DKK 400,000.

Better Energy Lundsmark Estate P/S has lost its contributed capital as of 31 December 2023. The capital has been reestablished in 2024, as the parent company has provided a subsidy to the company in the form of debt forgiveness of DKK 4,500,000.

**Notes**

	<b>2023</b>	<b>2022</b>
	<b>DKK</b>	<b>DKK</b>
<b>1. Financial income</b>		
Financial income from group enterprises	0	10,865
Other financial income	2,216	0
	<u><b>2,216</b></u>	<u><b>10,865</b></u>
<b>2. Financial expenses</b>		
Financial expenses from group enterprises	3,210,838	0
Other financial expenses	0	925
	<u><b>3,210,838</b></u>	<u><b>925</b></u>
<b>3. Land and buildings</b>		
Addition during the year, incl. improvements	144,488,752	0
Disposal during the year	-10,770,880	0
<b>Cost at the end of the year</b>	<u><b>133,717,872</b></u>	<u><b>0</b></u>
<b>Carrying amount at the end of the year</b>	<u><b>133,717,872</b></u>	<u><b>0</b></u>
<b>4. Property, plant and equipment in progress</b>		
Addition during the year, incl. improvements	279,219	0
<b>Cost at the end of the year</b>	<u><b>279,219</b></u>	<u><b>0</b></u>
<b>Carrying amount at the end of the year</b>	<u><b>279,219</b></u>	<u><b>0</b></u>

**5. 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.

**6. Contingent liabilities**

Better Energy Lundsmark Estate P/S has engaged in additional payments subject to meeting certain criteria regarding the purchase price of land for a total of DKK 22.4 million.

Furthermore, is Better Energy Lundsmark Estate P/S exposed to pay compensation to previous landowners in the case wind turbines are installed or buy properties located within 200 meters of the solar park if claimed through the assessment authorities.

**7. Assets charged and collateral**

Cash totalling DKK 158.4 thousand is placed as collateral for banking facilities.

**Notes**

<b>2023</b>	<b>2022</b>
<b>DKK</b>	<b>DKK</b>

**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 Lundmark Estate 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 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.

### **Other external expenses**

Other external expenses include expenses for operation and administration.

## **Accounting Policies**

### **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**

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.

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.

### **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.

#### **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.

### **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.

## **Accounting Policies**

### **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.

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.