

Audited Financial Statements For The Year Ended 31 December 2022

for

Edintore Wind Farm Limited

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For The Year Ended 31 December 2022

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Edintore Wind Farm Limited
Company Information
For The Year Ended 31 December 2022

DIRECTORS:

F Lendowski
N F L Christoph

REGISTERED OFFICE:

c/o Robb Ferguson Chartered Accountants
Regent Court
70 West Regent Street
Glasgow
G2 2QZ

REGISTERED NUMBER:

SC432839 (Scotland)

INDEPENDENT AUDITORS:

Robb Ferguson
Chartered Accountants & Statutory Auditors
Regent Court
70 West Regent Street
Glasgow
G2 2QZ

Edintore Wind Farm Limited (Registered number: SC432839)

Statement of Financial Position
31 December 2022

	Notes	2022 £	£	2021 £	£
FIXED ASSETS					
Tangible assets	4		13,663,747		14,635,713
CURRENT ASSETS					
Debtors	5	2,868,541		2,648,078	
Cash at bank		7,327,828		3,502,547	
		10,196,369		6,150,625	
CREDITORS					
Amounts falling due within one year	6	2,706,207		1,690,466	
NET CURRENT ASSETS			7,490,162		4,460,159
TOTAL ASSETS LESS CURRENT LIABILITIES			21,153,909		19,095,872
CREDITORS					
Amounts falling due after more than one year	7		(9,628,238)		(10,770,613)
PROVISIONS FOR LIABILITIES	12		(2,490,494)		(2,120,264)
NET ASSETS			9,035,177		6,204,995
CAPITAL AND RESERVES					
Called up share capital	13		2,534,710		2,534,710
Retained earnings			6,500,467		3,670,285
SHAREHOLDERS' FUNDS			9,035,177		6,204,995

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 2 May 2023 and were signed on its behalf by:

N F L Christoph - Director

The notes form part of these financial statements

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022

2. ACCOUNTING POLICIES - continued

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Foreign currencies

Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date. All exchange differences are included in the profit and loss account.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of the trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using effective interest method.

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022

2. ACCOUNTING POLICIES - continued

Borrowings

Interest-bearing borrowing are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Income over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar changes. Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Provisions

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred at the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

4. TANGIBLE FIXED ASSETS

	Fixed plant and equipment £
COST	
At 1 January 2022	19,542,940
Additions	5,454
At 31 December 2022	19,548,394
DEPRECIATION	
At 1 January 2022	4,907,227
Charge for year	977,420
At 31 December 2022	5,884,647
NET BOOK VALUE	
At 31 December 2022	13,663,747
At 31 December 2021	14,635,713

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022

5. DEBTORS

	2022	2021
	£	£
Amounts falling due within one year:		
Sundry debtors	992,719	1,373,625
Prepayments	170,286	117,641
	<u>1,163,005</u>	<u>1,491,266</u>
Amounts falling due after more than one year:		
Currency swap	1,543,935	1,156,812
Interest rate swap	161,601	-
	<u>1,705,536</u>	<u>1,156,812</u>
Aggregate amounts	<u>2,868,541</u>	<u>2,648,078</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts (see note 8)	1,485,196	1,309,833
Trade creditors	405,930	131,092
Tax	422,940	13,643
VAT	326,134	126,501
Inter-group creditors	1,431	-
Accrued expenses	64,576	109,397
	<u>2,706,207</u>	<u>1,690,466</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
	£	£
Bank loans (see note 8)	9,628,238	10,662,672
Interest rate swap	-	107,941
	<u>9,628,238</u>	<u>10,770,613</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Nord LB term loan > 5 years	425,906	917,320
KfW term loan > 5 years	2,461,455	3,499,109
	<u>2,887,361</u>	<u>4,416,429</u>

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022

8. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year or on demand:		
Bank overdrafts	239	-
KfW term loan < 1 year	1,230,733	1,166,372
Nord LB term loan < 1 year	254,224	143,461
	<u>1,485,196</u>	<u>1,309,833</u>
 Amounts falling due between two and five years:		
KfW term loan 1- 5 years	4,922,932	4,665,489
Nord LB term loan 1 - 5 years	1,817,945	1,580,754
	<u>6,740,877</u>	<u>6,246,243</u>
 Amounts falling due in more than five years:		
Repayable by instalments		
Nord LB term loan > 5 years	425,906	917,320
KfW term loan > 5 years	2,461,455	3,499,109
	<u>2,887,361</u>	<u>4,416,429</u>

9. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2022	2021
	£	£
Within one year	3,500	3,500
Between one and five years	15,250	14,000
In more than five years	78,000	87,500
	<u>96,750</u>	<u>105,000</u>

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022**10. SECURED DEBTS**

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	<u>11,113,195</u>	<u>11,972,505</u>

Nord LB act as security trustee for Kreditanstalt für Wiederaufbau (KfW).

Norddeutsche Landesbank Girozentrale (Nord LB) holds a standard security over the tenants interest in the lease of the land at Edintore Wind Farm Limited, Keith, Morayshire, and over the benefit of any insurance claim.

Nord LB also hold a bond and floating charge over the company assets which includes all rights, title, interest and benefit under the contracts and agreements in place for the supply, construction, maintenance and insurance of the turbines and supply of electricity therefrom, a standard security over bank balances held with Nord LB and a cash collateral account security over bank balances held with RBS.

11. FINANCIAL INSTRUMENTS**Forward contracts and foreign exchange rate swaps**

In 2015, the company entered into currency swaps to manage its currency risks. At inception, the contract in place required the exchange of €17,000,000 for £12,340,300 on a quarterly basis ending 31 December 2029. The quarterly sum exchanged reduces in line with the repayments being made on Euro bank loans. At 31 December 2022, the financial asset recognised at fair value in respect of the derivatives was £1,543,935 (2021: £1,156,812).

Forward contracts and interest rate swaps

In 2015, the company had entered into interest rate swaps to manage its risk. The company is contracted to pay fixed interest rate 2.318% instead of variable interest rate (2 + 6 month Libor GBP) every six months, ending 31/12/2029. At 31 December 2022 the financial asset recognised at fair value in respect of the derivatives was £161,601 (2021: £107,941- liability).

12. PROVISIONS FOR LIABILITIES

	2022	2021
	£	£
Deferred tax	2,293,680	1,928,904
Other provisions	<u>196,814</u>	<u>191,360</u>
	<u>2,490,494</u>	<u>2,120,264</u>
	Deferred tax	Other provisions
	£	£
Balance at 1 January 2022	1,928,904	191,360
Provided during year	<u>364,776</u>	<u>5,454</u>
Balance at 31 December 2022	<u>2,293,680</u>	<u>196,814</u>

Notes to the Financial Statements - continued
For The Year Ended 31 December 2022

13. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
2,534,710	Ordinary	£1	<u>2,534,710</u>	<u>2,534,710</u>

14. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Janice Alexander (Senior Statutory Auditor)
for and on behalf of Robb Ferguson

15. ULTIMATE CONTROLLING PARTY

The company's immediate parent is Koehler Renewable Energy GmbH, incorporated in Germany. The ultimate parent undertaking in which the results of the company are consolidated is Koehler Holding SE & Co. KG, Hauptstrasse 2, Oberkirch, 77704, Germany. A copy of the accounts are available upon request on handelregister.de.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.