

30 May 2018

**DigiPlex Rosenholm AS (the Company)  
Management Commentary  
For the quarter ended 31 March 2018**

**Organisation no. 994 817 477**

**BACKGROUND**

The Company is the DigiPlex Group of Companies' second fully operational data centre in Oslo. It was founded in 2009 and is based in the Rosenholm Business Centre Campus.

The current data halls, rebuilt by the Company with new mechanical and electrical infrastructures, provide 1,500 m<sup>2</sup> of white technical space, fitted out according to customers' current and future requirements with state of the art security, functionality and sustainability.

This report should be read in conjunction with the Company's 2017 audited financial statements dated 30 April 2018, which have been prepared in accordance with the Norwegian Generally Accepted Accounting Principles [NGAAP].

The enclosed financial statements are the condensed interim results for the quarter ended 31 March 2018. These statements have been prepared in accordance with NGAAP, are not a full set of accounts, and have not been audited.

## UPDATE FOR THE QUARTER ENDED 31 MARCH 2018

During the first quarter of 2018, the Company continued to provide IT housing solutions to its existing customer base.

For the quarter ended 31 March 2018, the Company's operating revenues totalled NOK 12.3 million, which is at the same level as the first quarter last year. Operating expenses totalled NOK 7.3 million, as compared to 7.1 million for the same quarter last year, and comprised of NOK 6.8 million of operational, management and accounting support costs, and NOK 0.5 million of personnel costs.

EBITDA (Earnings Before Interest, Tax, Depreciation and Amortisation) for the first quarter of 2018 was NOK 5.0 million, compared to NOK 5.2 million for the first quarter of last year.

A charge of NOK 2.9 million was made to reflect depreciation of the plant and equipment.

Operating profit for the quarter ended 31 March 2018 was NOK 2.1 million, compared to NOK 2.4 million for the first quarter last year.

The Company incurred net finance costs of NOK 1.6 million, a decrease of NOK 0.2 million compared to the same quarter last year.

In light of the above, the earnings before taxes for the quarter ended 31 March 2018 came in at NOK 0.5 million, which is at level with the first quarter of 2017.

Cash generated from operating activities was negative NOK 4.5 million for the first quarter of 2018, compared to NOK 5.5 million for the first quarter last year.

**Income Statement**

(All amounts in NOK thousand)

	Notes	Quarter ended 31 March		Year-to-date ended 31 March		Year ended 31 December
		2018 Un-audited	2017 Un-audited	2018 Un-audited	2017 Un-audited	2017 Audited
<b>Operating income and operating expenses</b>						
Revenue from services		12 082	12 192	12 082	12 192	44 971
Revenue from goods sold		249	114	249	114	866
<b>Total revenue</b>		<b>12 331</b>	<b>12 305</b>	<b>12 331</b>	<b>12 305</b>	<b>45 836</b>
Cost of goods sold		15	19	15	19	333
Employee benefits expense		475	791	475	791	3 179
Other operating expenses		6 854	6 312	6 854	6 312	23 364
<b>EBITDA</b>		<b>4 988</b>	<b>5 184</b>	<b>4 988</b>	<b>5 184</b>	<b>18 960</b>
Depreciation and amortisation	2	2 892	2 826	2 892	2 826	11 349
<b>Operating profit</b>		<b>2 096</b>	<b>2 358</b>	<b>2 096</b>	<b>2 358</b>	<b>7 611</b>
Finance income		29	18	29	18	33
Finance cost		1 652	1 809	1 652	1 809	6 978
<b>Finance - net</b>		<b>-1 623</b>	<b>-1 792</b>	<b>-1 623</b>	<b>-1 792</b>	<b>-6 945</b>
<b>Profit/(loss) before income tax</b>		<b>472</b>	<b>566</b>	<b>472</b>	<b>566</b>	<b>666</b>
Income tax expense/(benefit)		113	136	113	136	827
<b>Profit/(loss) for the period</b>		<b>359</b>	<b>430</b>	<b>359</b>	<b>430</b>	<b>-160</b>
Profit/(loss) for the period attributable to the shareholders		359	430	359	430	-160
<b>Statement of comprehensive income/(loss)</b>						
Profit/(loss) for the period		359	430	359	430	-160
Other comprehensive income		0	0	0	0	0
<b>Total comprehensive income/(loss) for the period</b>		<b>359</b>	<b>430</b>	<b>359</b>	<b>430</b>	<b>-160</b>
<b>Total comprehensive income/(loss) attributable to shareholders</b>		<b>359</b>	<b>430</b>	<b>359</b>	<b>430</b>	<b>-160</b>

**Statement of financial position**  
(All amounts in NOK thousand)

	Notes	As at 31 March	As at 31 December	As at 31 March
		2018 Un-audited	2017 Audited	2017 Un-Audited
<b>Assets</b>				
<b>Non-current assets</b>				
Deferred Tax		4 707	4 820	5 511
Land, building and outfitting	2	212 147	213 677	220 154
Furniture and fixtures	2	36	41	57
<b>Total non-current assets</b>		<b>216 890</b>	<b>218 538</b>	<b>225 721</b>
<b>Current assets</b>				
Inventories		571	571	437
Trade and other receivables		15 162	6 056	5 744
Bank deposits	3	21 812	27 666	19 406
<b>Total current assets</b>		<b>37 545</b>	<b>34 293</b>	<b>25 587</b>
<b>Total assets</b>		<b>254 435</b>	<b>252 832</b>	<b>251 308</b>
<b>Equity and liabilities</b>				
<b>Equity</b>				
Share capital		2 950	2 950	2 950
Retained Earnings		-16 595	-16 955	-16 364
<b>Total equity</b>		<b>-13 645</b>	<b>-14 005</b>	<b>-13 414</b>
<b>Non-current liabilities</b>				
Loans from parent/ related party		236 777	243 027	249 277
Deposits from customers		682	682	682
<b>Total non-current liabilities</b>		<b>237 460</b>	<b>243 710</b>	<b>249 960</b>
<b>Current liabilities</b>				
Trade and other payables		29 063	20 854	12 859
Public tax liabilities		1 558	2 274	1 904
<b>Total current liabilities</b>		<b>30 621</b>	<b>23 127</b>	<b>14 763</b>
<b>Total equity and liabilities</b>		<b>254 435</b>	<b>252 832</b>	<b>251 308</b>

**Statement of cash flow**  
(All amounts in NOK thousand)

	Quarter ended 31 March		Year-to-date ended 31 March		Year ended 31 December
	2018 Un-audited	2017 Un-audited	2018 Un-audited	2017 Un-audited	2017 Audited
<b>Profit/(loss) before income tax</b>	<b>472</b>	<b>566</b>	<b>472</b>	<b>566</b>	<b>666</b>
Adjustments for:					
Depreciation and amortisation charges	2 892	2 826	2 892	2 826	11 349
Changes in working capital					
Trade and other receivables	-9 105	4 818	-9 105	4 818	4 506
Trade and other payables	1 244	-2 712	1 244	-2 712	-598
Inventories	0	0	0	0	-134
<b>Net cash flow from operating activities</b>	<b>-4 497</b>	<b>5 497</b>	<b>-4 497</b>	<b>5 497</b>	<b>15 788</b>
<b>Cash flows from investing activities</b>					
Investment in property, plant and equipment	-1 357	-461	-1 357	-461	-2 491
<b>Net cash flow from investing activities</b>	<b>-1 357</b>	<b>-461</b>	<b>-1 357</b>	<b>-461</b>	<b>-2 491</b>
<b>Cash flows from financing activities</b>					
Loan from related party	0	0	0	0	0
<b>Net cash flow from financing activities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>-5 854</b>	<b>5 036</b>	<b>-5 854</b>	<b>5 036</b>	<b>13 297</b>
Cash and cash equivalents at beginning of the period	27 666	14 369	27 666	14 369	14 369
<b>Cash and cash equivalents at end of the period</b>	<b>3</b>	<b>21 812</b>	<b>21 812</b>	<b>19 406</b>	<b>27 666</b>

## DigiPlex Rosenholm AS

### **Note 1 - Statement of compliance, basis of preparation and significant accounting policies**

DigiPlex Rosenholm AS is a Norwegian private limited liability company incorporated on 24 November 2009 and regulated by the Norwegian Private Limited Liability Companies Act and supplementing Norwegian laws and regulations. The Company is registered in the Norwegian Companies Registry with company registration number 994 817 477 and its registered business address is Selma Ellefsens vei 1, 0581 Oslo, Norway.

DigiPlex Rosenholm AS provides highly secure, high-powered, energy-efficient and carrier-neutral data centre space at Rosenholmveien 25 outside Oslo, Norway, for its customers' information and communication technology equipment.

These condensed interim financial statements for the quarter ended 31 March 2018 do not include all of the information required for a full set of annual financial statements and they have not been audited.

They have been prepared in accordance with the Accounting Act and Norwegian Generally Accepted Accounting Principles (NGAAP) for small enterprises. They should be read in conjunction with the audited annual financial statements for the year ended 31 December 2017, issued on 30 April 2018.

The accounting principles applied in the audited 2017 annual financial statements have also been applied to these statements. For further information regarding the accounting principles applied, please refer to the abovementioned reports.

### **Note 2 Tangible assets**

	Plant and equipment	Furniture and fixtures	Total
<b>Tangible assets</b>			
Accumulated cost as at 1.1.2018	278 667	110	278 777
Additions	1 357	-	1 357
Disposals	-	-	-
Accumulated cost as at 31.03.2018	280 024	110	280 134
Accumulated depreciation	67 877	74	67 951
<b>Net book value as at 31.03.2018</b>	<b>212 147</b>	<b>36</b>	<b>212 183</b>
Depreciation for the period	2 887	5	2 892
Expected useful life	7-25 years	3-5 years	
Depreciation plan	Straight line	Straight line	

### **Note 3 Bank deposits**

<b>Bank deposits</b>	<b>31 Mar 2018</b>	<b>31 Dec 2017</b>
Short term cash deposits, cash equivalents	21 750	27 574
Restricted cash (employee tax deductions)	62	92
<b>Bank deposits</b>	<b>21 812</b>	<b>27 666</b>