# InterXion Danmark ApS

Industriparken 20A 2750 Ballerup Denmark

CVR no. 25 14 70 22

## Annual report 2020

The annual report was presented and approved at the Company's annual general meeting on

Venera

30 June 2021

Tjeerd Gerrit Wassenaar chairman

InterXion Danmark ApS Annual report 2020 CVR no. 25 14 70 22

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6/30/2021

A1 - Financial Statements

InterXion Danmark ApS Annual report 2020 CVR no. 25 14 70 22

## Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of InterXion Danmark ApS for the financial year 1 January – 31 December 2020.

The annual report has been prepared 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 2020 and of the results of the Company's operations for the financial year 1 January – 31 December 2020.

Further, in our opinion, the Management's review gives a fair review of the development in the Company's operations and financial matters, of the results for the year and of the Company's financial position.

We recommend that the annual report be approved at the annual general meeting.

Ballerup, 30 June 2021 Executive Board:

DocuSigned by:

Peder Frederik Bank

Tjeerd Gerrit Wassenaar



# Independent auditor's report

#### To the shareholder of InterXion Danmark ApS

#### **Opinion**

We have audited the financial statements of InterXion Danmark ApS for the financial year 1 January – 31 December 2020 comprising income statement, balance sheet, statement of changes in equity and notes, including 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 Company's assets, liabilities and financial position at 31 December 2020 and of the results of the Company's operations for the financial year 1 January – 31 December 2020 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' Code of Ethics for Professional Accountants (IESBA Code) and the additional requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these rules and requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management's responsibility 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 that 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 as to 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 in Denmark will always detect a material misstatement when it exists. Misstatements may 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 made 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 judgement and maintain professional scepticism throughout the audit. We also

— identify and assess the risks of material misstatement of the company 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.



# Independent auditor's report

- 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.
- 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 the Management's review

Management is responsible for the Management's review.

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

Based on the work we have performed, we conclude that the Management's review 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 the Management's review.

Copenhagen, 30 June 2021

**KPMG** 

Statsautoriseret Revisionspartnerselskab

CVR no. 25 57 81 98

David Olafsson State Authorised Public Accountant mne19737

#### InterXion Danmark ApS

Annual report 2020 CVR no. 25 14 70 22

# **Management's review**

## **Company details**

InterXion Danmark ApS Industriparken 20A 2750 Ballerup Denmark

Telephone: +45 44 82 23 00 Fax: +45 44 82 23 01 Website: www.interxion.com

CVR no.: 25 14 70 22 Established: 15 January 2000

Registered office: Ballerup

Financial year: 1 January – 31 December

#### **Executive Board**

Peder Frederik Bank Tjeerd Gerrit Wassenaar

#### **Auditor**

KPMG Statsautoriseret Revisionspartnerselskab Dampfaergevej 28 DK-2100 Copenhagen Denmark

#### **Annual general meeting**

The annual general meeting will be held on 30 June 2021 at the Company's address.

# **Management's review**

# **Financial highlights**

DKKm	2020	2019	2018	2017	2016
Key figures					
Revenue	171	156	148	128	116
Gross profit	62	57	50	46	42
Operating profit	32	29	24	25	22
Net financials	6	-7	-7	1	1
Profit for the year	22	15	13	17	13
Current assets	85	75	71	59	65
Total assets	466	439	404	336	277
Equity	253	232	214	199	179
Investment in property,					
plant and equipment	53	69	87	130	89
Ratios					
Gross margin	36%	37%	34%	36%	36%
Operating margin	19%	19%	16%	20%	19%
Return on equity	9%	7%	8%	11%	10%
Solvency ratio	56%	53%	50%	56%	65%
Average number of full-time			-	•	
employees	37	33	31	25	22

The financial ratios have been calculated as follows:

Gross margin Gross profit x 100
Revenue

Operating margin Operating profit/loss x 100
Revenue

Return on equity Profit/loss from ordinary activities after tax x 100
Average equity

Solvency ratio Equity at year end x 100
Total equity and liabilites year end

# **Management's review**

#### **Operating review**

#### **Principal activity**

InterXion Danmark Aps is providing data centre services to provide the foundation upon which companies and organizations can build and expand their digital businesses.

We offer flexible data centre solutions with direct access to networks, clouds and a connected community, allowing our customers to interconnect with other organizations to cut costs, improve the quality of your service and create value.

#### **Development in activities and financial position**

The Company's income statement for 2020 shows a profit of DKK 21,719 thousand as against DKK 15,271 thousand in 2019. Equity in the Company's balance sheet at 31 December 2020 stood at DKK 253,257 thousand as against DKK 231,538 thousand at 31 December 2019.

# Profit for the year (including comparison with forecasts previously announced)

The profit for 2020 DKK 21,719 thousand is a satisfied result and in alignment with expectations.

#### **Environmental matters**

Throughout 2020, InterXion has continuously worked on several energy saving initiatives to reduce the impact on the environment. These initiatives will continue in the future.

#### **Outlook**

A profit is expected for the financial year 2021 at same level as 2020. The COVID-19 pandemic is not expected to have a significant impact on operations in 2021.

## **Income statement**

DKK'000	Note	2020	2019
Revenue		171,172	156,127
Production costs	2	-109,445	-99,130
Gross profit		61,727	56,997
Distribution costs	2	-1,303	-1,172
Administrative expenses	2	-28,027	-27,142
Profit before financial income and expenses		32,397	28,683
Financial income	3	79	251
Financial expenses	4	-5,622	-7,559
Profit before tax		26,854	21,375
Tax on profit/loss for the year	5	-5,135	-6,104
Profit for the year	6	21,719	15,271

## **Balance sheet**

DKK'000	Note	2020	2019
ASSETS			
Fixed assets			
Property, plant and equipment	7		
Data center		337,689	354,554
Property, plant and equipment in progress		38,677	5,263
Plant and machinery		2,061	1,309
Fixtures and fittings, tools and equipment		368	629
Leasehold improvements		2,888	2,882
		381,683	364,637
Total fixed assets		381,683	364,637
Current assets			
Receivables			
Trade receivables		36,455	34,561
Receivables from associates		34,943	13,678
Other receivables		1,039	6,579
Prepayments	8	3,873	1,539
		76,310	56,357
Cash at bank and in hand		8,374	18,311
Total current assets		84,684	74,668
TOTAL ASSETS		466,367	439,305

## **Balance sheet**

DKK'000	Note	2020	2019
EQUITY AND LIABILITIES			
Equity			
Contributed capital		1,300	1,300
Retained earnings		251,957	230,238
Total equity		253,257	231,538
Liabilities			
Non-current liabilities			
Subordinary loan capital		75,000	75,000
Deferred tax	9	18,195	20,027
Trade payables		154	350
		93,349	95,377
Current liabilities			
Trade payables		16,210	9,713
Payables to group entities		47,158	52,439
Corporation tax		3,805	1,826
Other payables		11,572	6,194
Deferred income	10	29,897	31,218
Deposits		11,119	11,000
		119,761	112,390
Total liabilities		213,110	207,767
TOTAL EQUITY AND LIABILITIES		466,367	439,305
Continuent access liabilities and other financial abligations	11		
Contingent assets, liabilities and other financial obligations Related parties	12		

# Statement of changes in equity

DIGGOOD	capital	earnings	Total
Equity at 1 January 2020	1,300	230,238	231,538
Transferred over the profit appropriation	0	21,719	21,719
Equity at 31 December 2020	1,300	251,957	253,257

#### **Notes**

#### 1 Accounting policies

The annual report of InterXion Danmark ApS for 2020 has been prepared in accordance with the provisions applying to reporting class C medium-sized entities under the Danish Financial Statements Act.

The accounting policies used in the preparation of the financial statements are consistent with those of last year.

#### Omission of cash flow statement

Pursuant to section 86(4) of the Danish Financial Statements Act, no cash flow statement has been prepared. The Company's cash flows are included in the cash flow statement in the consolidated financial statements of InterXion Holding NV.

#### Foreign currency translation

On initial recognition, transactions denominated in foreign currencies are translated at the exchange rates at the transaction date. Foreign exchange differences arising between the exchange rates at the transaction date and at the date of payment are recognised in the income statement as financial income or financial expenses.

Receivables, payables and other monetary items denominated in foreign currencies are translated at the exchange rates at the balance sheet date. The difference between the exchange rates at the balance sheet date and at the date at which the receivable or payable arose or was recognised in the latest financial statements is recognised in the income statement as financial income or financial expenses.

Non-current assets purchased in foreign currencies are measured at the exchange rates at the transaction date.

#### Income statement

#### Revenue

Revenue from the sale of services is recognised in revenue provided that delivery and invoicing to the buyer have taken place before year end.

Revenue is measured at the fair value of the agreed consideration excluding VAT and taxes charged on behalf of third parties. All discounts granted are recognised in revenue. The revenue from signed contracts is accrued in the financial statements.

Implementation payments related to data centre contracts are accrued from inception to conclusion and recognised over the term of the contract. If the contract is cancelled, the remaining amount will be recognised as the payment is non-refundable.

#### **Production costs**

Production costs comprise costs for the operation, maintenance and depreciation of the data centre and security guard costs. In addition, production costs comprise costs related to services to customers offered by partners and sub-suppliers and staff costs, including wages and salaries.

#### **Notes**

#### 1 Accounting policies (continued)

#### Sales and distribution costs

Sales and distribution costs comprise costs for distribution, sale, advertising and other marketing activities, including representation and staff costs, including wages and salaries.

#### Administrative expenses

Administrative expenses comprise expenses for office premises, other depreciation, travel, fees for legal and auditor assistance, bad debt losses, operating leases and staff costs, including wages and salaries.

#### Financial income and expenses

Financial income and expenses comprise interest income and expenses, realised and unrealised gains and losses on securities, payables and transactions denominated in foreign currencies, as well as surcharges and refunds under the on-account tax scheme, etc.

#### Tax on profit/loss for the year

Tax for the year comprises current tax for the year and changes in deferred tax for the year. The tax expense relating to the profit/loss for the year is recognised in the income statement, and the tax expense relating to amounts directly recognised in equity is recognised directly in equity.

#### **Balance sheet**

#### Property, plant and equipment

Data centre, office building, furniture and equipment are measured at cost less accumulated depreciation.

Cost comprises the purchase price and any costs directly attributable to the acquisition until the date on which the asset is available for use. Indirect production overheads and borrowing costs are not recognised in cost.

Where individual components of an item of property, plant and equipment have different useful lives, they are accounted for as separate items, which are depreciated separately.

The basis of depreciation is cost less any projected residual value after the end of the useful life. Depreciation is provided on a straight-line basis over the estimated useful life. The estimated useful lives are as follows:

Data centre30 yearsHardware and software3 yearsFurniture and fixtures10-18 yearsLeasehold improvements15 years

Property, plant and equipment is written down to the lower of recoverable amount and the carrying amount.

#### **Notes**

#### 1 Accounting policies (continued)

Gains and losses on the disposal of property, plant and equipment are determined as the difference between the selling price less selling costs and the carrying amount at the date of disposal. Gains or losses are recognised in the income statement under depreciation.

#### Leases

All leases are treated as operating leases. Payments relating to operating leases and other leases are recognised in the income statement over the term of the lease. The Company's total obligation relating to operating leases and other leases is disclosed in contingencies, etc.

#### Receivables

Receivables are measured at amortised cost.

Write-down is made for expected bad debt losses.

#### **Prepayments**

Prepayments comprise costs incurred in relation to subsequent financial years.

#### **Equity**

#### Share-based incentive schemes

The value of employee services received in exchange for warrants granted in the parent company is measured at the fair value of the warrants.

The equity-settled warrants are measured at fair value at the grant date and are recognised in the income statement as staff costs over the vesting period. The counter entry is recognised directly in equity.

At initial recognition of warrants, an estimate is made of the number of warrants that the employees are expected to vest. Subsequently, adjustments will be made to the estimate of vested warrants so that the total amount recognised as an expense will be based on the number of vested warrants.

The fair value of the warrants granted is estimated using the Black Scholes model. The calculation takes the terms and conditions related to the warrants into consideration.

#### Corporation tax and deferred tax

Current tax payable and receivable is recognised in the balance sheet as tax computed on the taxable income for the year, adjusted for tax on the taxable income of prior years and for tax paid on account.

Deferred tax is measured using the balance sheet liability method on all temporary differences between the carrying amount and the tax value of assets and liabilities. Where alternative tax rules can be applied to determine the tax base, deferred tax is measured based on the planned use of the asset or settlement of the liability, respectively.

Deferred tax assets, including the tax value of tax loss carryforwards, are measured at the expected value of their utilisation; either as a set-off against tax on future income or as a set-off against deferred tax liabilities in the same legal tax entity and jurisdiction.

#### **Notes**

#### 1 Accounting policies (continued)

Deferred tax is measured in accordance with the tax rules and at the tax rates applicable at the balance sheet date when the deferred tax is expected to crystallise as current tax. Changes in deferred tax as a result of changes in the tax rates are recognised in the income statement.

#### Liabilities

Trade payables are measured at net realisable value.

#### **Deferred income**

Deferred income comprises payments received in relation to subsequent financial years.

#### **Notes**

	DKK'000	2020	2019
2	Staff costs		
	Wages and salaries	22,453	19,565
	Pensions	2,719	2,648
	Other social security costs	220	234
	Other staff costs	339	4,773
		25,731	27,220
	Wages and salaries, pensions, other social security costs and other staff cost are recognised in the following items:		
	Production costs	15,749	13,974
	Sales and distribution costs	5,582	4,522
	Administrative expenses	4,400	8,724
		25,731	27,220
	Avarage number of employees	37	33
		37	33

Share-based payments in the amount of DKK 6 thousand are included in other staff costs (2019: DKK 2,327).

Pursuant to section 98B(3) of the Danish Financial Statements Act, Management remuneration is not disclosed in the financial statements.

#### 3 Financial income

Other financial income

		251
Financial expenses		
Interest expense to group entities	4,536	7,013
Interest expenses	838	3
Bank charges	202	247
Exchange rate loss	46	296
	5,622	7,559
	Interest expense to group entities Interest expenses Bank charges	Financial expenses Interest expense to group entities 4,536 Interest expenses 838 Bank charges 202 Exchange rate loss 46

## **Notes**

	DKK'000	2020	2019
5	Tax on profit for the year		
	Current tax for the year	5,598	4,252
	Deferred tax for the year	-1,832	1,043
	Adjustment of tax concerning previous years	1,369	510
	Adjustment of deferred tax concerning previous year	0	299
		5,135	6,104
6	Proposed profit appropriation		
		21,719	15,271
		21,719	15,271

## 7 Property, plant and equipment

DKK'000	Data centre	Assets under construction	Hardware and software	Furniture and fixtures	Leasehold improve-ments	<u>Total</u>
Cost at 1 January 2020	599,074	5,263	6,698	3,014	4,963	619,012
Additions for the year	12,757	37,892	1,856	25	286	52,816
Disposals for the year	-1,513	0	-8	0	0	-1,521
Transfers for the year	4,478	-4,478	0	0	0	0
Cost at 31 December 2020	614,796	38,677	8,546	3,039	5,249	670,307
Depreciation and impairment losses at 1 January 2020	-244,520	0	-5,389	-2,385	-2,081	-254,375
Depreciation for the year	-33,903	0	-1,102	-286	-280	-35,571
Depreciation for the year on assets disposed Depreciation and	1,316	0	6	0	0	1,322
impairment losses at 31 December 2020	-277,107	0	-6,485	-2,671	-2,361	-288,624
Carrying amount at 31 December 2020	337,689	38,677	2,061	368	2,888	381,683

DKK'000	2020	2019
Depreciation and impairment losses are recognised as follows in the income statement:		
Production costs	34,029	29,864
Administrative expenses	1,739	1,463
	35,768	31,327

#### **Notes**

#### 8 Prepayments

Prepayments consist of DKK 922 thousand in prepaid rent, DKK 46 thousand in prepaid maintenance costs and DKK 2,905 thousand in other prepaid costs.

DKK'000	2020	2019
Deferred tax		
Deferred tax at 1 January	20,027	18,984
Deferred tax adjustment for the year in the income statement	-1,832	1,043
	18,195	20,027
	<b>Deferred tax</b> Deferred tax at 1 January	Deferred tax  Deferred tax at 1 January 20,027  Deferred tax adjustment for the year in the income statement -1,832

#### 10 Deferred income

Deferred income consist of revenue pre-invoiced for future periods.

#### 11 Contingent assets, liabilities and other financial obligations

The Company has entered into the following operating leases at the following amounts:

#### Rent (expires in 2021, 2022 and 2023)

, ,		
Due within one year:	3,315	5,422
Due between one and five years:	5,675	3,013
	8,990	8,435
Cars (expires in 2021 and 2022)		
Due within one year:	648	653
Due between one and five years:	407	533
	1,055	1,186
Other equipment (expires in 2021)		
Due within one year:	1,756	129
	1,756	129

The Company can extend the leases.

The Company is jointly taxed with InterXion Real Estate VI ApS, InterXion Real Estate XVII ApS and InterXion Real Estate XXIII. As the administrative company, together with the other group entities included in the joint taxation, the Company has joint and several unlimited liability for Danish corporation taxes and withholding taxes on dividends and interest. The jointly taxed companies' net liabilities on corporation tax payable and withholding taxes on dividends and interest to the Danish tax authorities, SKAT, amounted to DKK 3,475 thousand at 31 December 2020. Any subsequent corrections of the taxable income subject to joint taxation or withholding taxes, etc., may entail that the Company's liability will increase.

#### **Notes**

#### 12 Related party disclosures

InterXion Danmark ApS related parties comprise the following:

#### Control

InterXion Operational B.V. (principal shareholder), Scorpius 30, 2132 LR Hoofddorp, Netherlands, holds the majority of the contributed capital in the Company.

InterXion Danmark ApS is part of the consolidated financial statements of InterXion Operational B.V., Scorpius 30, 2132 LR Hoofddorp, Netherlands, and the consolidated financial statements of Digital Realty Trust, Inc., 4 Embarcadero Ctr Ste 3200, San Francisco, CA, 94111-4188, United States, which is the smallest and largest group, respectively, in which the Company is included as a subsidiary.

The consolidated financial statements of Interxion Operational B.V. can be obtained by contacting the Company at the address above or at the following website: www.interxion.com.

#### Related party transactions

DKK'000	2020	2019
Purchase of good from group companies	0	0
Purchase of service from group companies	-22,407	-37,209
Sales of good to group companies	50	32
Sales of service to group companies	-9,080	9,143
Total	-31,437	-28,034

Remuneration to the Parent Company's Executive Board and Board of Directors is disclosed in note 2.

Receivables from associates and payables to group intities are disclosed in the balance sheet, and expensed interest is disclosed in note 4.