

DigiPlex Copenhagen 2 ApS

Holmbladsgade 142
2300 Copenhagen S
Denmark

CVR no. 39 83 30 50

**Annual report for the period 30 August 2018 – 31 December
2019**

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

1 September 2020

chairman

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Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of DigiPlex Copenhagen 2 ApS for the financial period 30 August 2018 – 31 December 2019.

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 2019 and of the results of the Company's operations for the financial period 30 August 2018 – 31 December 2019.

Further, in our opinion, the Management's review gives a fair review of the matters discussed in the Management's review.

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

Copenhagen , 1 September 2020
Executive Board:

Gisle Eckhoff

Board of Directors:

James Byrne Murphy
Chairman

Gisle Eckhoff

Independent auditor's report

To the shareholder of DigiPlex Copenhagen 2 ApS

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2019, and of the results of the Company's operations for the financial period 30 August - 31 December 2019 in accordance with the Danish Financial Statements Act.

We have audited the financial statements of DigiPlex Copenhagen 2 ApS for the financial period 30 August - 31 December 2020, which comprise income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies ("financial statements").

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

Independent auditor's report

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.

- 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.

Independent auditor's report

Hellerup, 1 September 2020

PricewaterhouseCoopers

Statsautoriseret Revisionspartnerselskab

CVR no. 33 77 12 31

Poul P. Petersen
State Authorised
Public Accountant
mne34503

DigiPlex Copenhagen 2 ApS
Annual report 2018/19
CVR no. 39 83 30 50

Management's review

Company details

DigiPlex Copenhagen 2 ApS
Holmbladsgade 142
2300 Copenhagen S
Denmark

CVR no.:	39 83 30 50
Established:	30 August 2019
Registered office:	Copenhagen
Financial period:	30 August 2018 – 31 December 2019

Board of Directors

James Byrne Murphy, Chairman
Gisle Eckhoff

Executive Board

Gisle Eckhoff

Auditor

PricewaterhouseCoopers
Statsautoriseret Revisionspartnerselskab
CVR no. 33 77 12 31
Denmark

Management's review

Operating review

Principal activities

DigiPlex Copenhagen 2 ApS is part of DigiPlex group of companies which operates sustainable and secure location data centres in Oslo, Stockholm and Copenhagen. DigiPlex is carrier-neutral and offers connectivity to all major Cloud and Network Service Providers. DigiPlex offers best-in-class services with the highest possible availability and is trusted by public and private customers alike – including security sensitive organisations such as government and financial institutions with mission-critical applications. DigiPlex's five data centres are powered by electricity produced from 100% sustainable sources and the company has won several awards for its many energy efficient innovations and sustainability initiatives. DigiPlex Copenhagen 2 is to evaluate land opportunities for data center, and the purpose is to construct and deliver highly secure, high-powered, energy-efficient and carrier-neutral data centre space.

Events after the balance sheet date

In 2020, the situation around COVID-19 has led to major challenges for the entire society. DigiPlex is closely monitoring the spread of COVID-19 and recommendations from local public health authorities. However, as DigiPlex Copenhagen 2 ApS is still during its initial start-up phase, and is not currently servicing any customers, the effect of COVID-19 is insignificant.

Apart from the above, no significant events have occurred after the balance sheet date that could materially effect the presentation of these financial statements.

Financial statements 30 August – 31 December

Income statement

DKK	Note	30/8 2018- 31/12 2019
Other external costs		<u>-3,026,689</u>
Gross profit/loss		<u>-3,026,689</u>
Operating profit/loss		-3,026,689
Financial income		1,030
Financial expenses		<u>-14,685</u>
Profit/loss before tax		-3,040,344
Tax on profit/loss for the year		<u>0</u>
Profit/loss for the year		<u><u>-3,040,344</u></u>
Proposed profit appropriation/distribution of loss		
Retained earnings		<u>-3,040,344</u>
		<u><u>-3,040,344</u></u>

Financial statements 30 August – 31 December

Balance sheet

DKK	Note	<u>31/12 2019</u>
ASSETS		
Fixed assets		
Assets under construction		
Land and buildings		<u>3,147,699</u>
Total fixed assets		<u>3,147,699</u>
Current assets		
Receivables		
Prepayments		<u>20,515</u>
Cash at bank and in hand		<u>3,408,771</u>
Total current assets		<u>3,429,286</u>
TOTAL ASSETS		<u><u>6,576,985</u></u>

Financial statements 30 August – 31 December

Balance sheet

DKK	Note	31/12 2019
EQUITY AND LIABILITIES		
Equity		
Contributed capital		50,000
Retained earnings		<u>-3,040,344</u>
Total equity		<u>-2,990,344</u>
Liabilities		
Non-current liabilities		
Payables to shareholders and Management		<u>5,000,000</u>
Current liabilities		
Trade payables		757,137
Payables to group entities		<u>3,810,192</u>
		<u>4,567,329</u>
Total liabilities		<u>9,567,329</u>
TOTAL EQUITY AND LIABILITIES		<u><u>6,576,985</u></u>
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Financial statements 30 August – 31 December

Statement of changes in equity

DKK	Contributed capital	Retained earnings	Total
Equity at 30 August 2018	50,000	0	50,000
Transferred over the distribution of loss	0	-3,040,344	-3,040,344
Equity at 31 December 2019	50,000	-3,040,344	-2,990,344

Financial statements 30 August – 31 December

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1 Accounting policies

The annual report of DigiPlex Copenhagen 2 ApS for 2019 has been prepared in accordance with the provisions applying to reporting class B entities under the Danish Financial Statements Act with opt-in from higher reporting classes.

Income statement

Other external costs

Other external costs comprise administration and office premises.

Gross profit

Pursuant to section 32 of the Danish Financial Statements Act, the Company has decided only to disclose gross profit.

Financial income and expenses

Financial income and expenses comprise interest income and expense, financial costs regarding finance leases, gains and losses on securities, payables and transactions denominated in foreign currencies, amortisation of financial assets and liabilities 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 corporation tax for the year and changes in deferred tax, including changes in tax rates. 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.

Financial statements 30 August – 31 December

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1 Accounting policies (continued)

Balance sheet

Property, plant and equipment

Land and buildings are measured at cost less accumulated depreciation and impairment losses.

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:

Buildings	30 years
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The useful life and residual value are reassessed annually. Changes are treated as accounting estimates, and the effect on depreciation is recognised prospectively.

Land is not depreciated.

Fixed assets under construction are recognised and measured at cost at the balance sheet date. Upon entry into service, the cost is transferred to the relevant group of property, plant and equipment.

Depreciation is recognised in the income statement as production costs, distribution costs and administrative expenses, respectively.

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

Impairment of fixed assets

The carrying amount of intangible assets and property, plant and equipment as well as equity investments in group entities and associates is subject to an annual test for indications of impairment other than the decrease in value reflected by depreciation or amortisation.

Impairment tests are conducted of individual assets or groups of assets when there is an indication that they may be impaired. Write-down is made to the recoverable amount if this is lower than the carrying amount.

The recoverable amount is the higher of an asset's net selling price and its value in use. The value in use is determined as the present value of the forecast net cash flows from the use of the asset or the group of assets, including forecast net cash flows from the disposal of the asset or the group of assets after the end of the useful life.

Financial statements 30 August – 31 December

Notes

1 Accounting policies (continued)

Receivables

Receivables are measured at amortised cost.

Write-down is made for bad debt losses where there is an objective indication that a receivable or a portfolio of receivables has been impaired. If there is an objective indication that an individual receivable has been impaired, write-down is made on an individual basis.

Receivables with no objective indication of individual impairment are assessed for objective indication of impairment on a portfolio basis. The portfolios are primarily based on the debtors' registered offices and credit rating in accordance with the Company's credit risk management policy. The objective indicators used in relation to portfolios are determined on the basis of historical loss experience.

Write-downs are calculated as the difference between the carrying amount of receivables and the present value of forecast cash flows, including the realisable value of any collateral received. The effective interest rate for the individual receivable or portfolio is used as discount rate.

Cash at bank and in hand

Cash and cash equivalents comprise cash.

Liabilities

Other liabilities are measured at net realisable value.

2 Disclosure of material uncertainties regarding going concern

As a result of the Company's performance, the capital has been lost. Management has taken measures to re-establish the capital through future profits. The Company's owner has pledged to support the Company financially in the form of a loan to the extent necessary to finance the operating activities and to settle the financial obligations.

3 Contractual obligations, contingencies, etc.

Contingent liabilities

The Company is not subject to mandatory Danish joint taxation with DigiPlex Copenhagen 1 ApS, a related party, because there is no controlling parent company having decisive influence on these Danish companies.

Financial statements 30 August – 31 December

Notes

4 Related party disclosures

The Company's related parties, in addition to DigiPlex Copenhagen 1 ApS mentioned in note 4, comprise the following:

Name of company

DigiPlex Norway Holding 1 AS

DigiPlex Fet AS

DigiPlex Holtskogen AS

DigiPlex Stockholm 1 AB

DigiPlex Stockholm 2 AB

DigiPlex London 1 Limited

Kitebrook Partners LLC

DigiPlex Fet LLC

DigiPlex Rosenholm LLC

DigiPlex Norway Acquisitions LLC

DigiPlex Rosenholm AS

DigiPlex Fet AS

DigiPlex Norway AS

DigiPlex Copenhagen 1

Related party transactions

In accordance with section 98 c(7) of the Danish Financial Statements Act, the Company has not disclosed any related party transactions as they were conducted on an arm's length basis.

5 Disclosure of events after the balance sheet date

In 2020, the situation around COVID-19 has led to major challenges for the entire society. DigiPlex is closely monitoring the spread of COVID-19 and recommendations from local public health authorities. However, as DigiPlex Copenhagen 2 ApS is still during its initial start-up phase, and is not currently servicing any customers, the effect of COVID-19 is insignificant.

Apart from the above, no significant events have occurred after the balance sheet date that could materially effect the presentation of these financial statements.