

InterXion Real Estate XXIII ApS

c/o InterXion Danmark ApS
Industriparken 20A
2750 Ballerup
Denmark

CVR no. 40 96 31 62

**Annual report for the period 1 November 2019 – 31
December 2020**

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

30 June 2021



Tjeerd Gerrit Wassenaar
chairman

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InterXion Real Estate XXIII ApS
Annual report 2019/20
CVR no. 40 96 31 62

Statement by the Executive Board

The Executive Board has today discussed and approved the annual report of InterXion Real Estate XXIII ApS for the financial period 1 November 2019 – 31 December 2020.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

In my 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 period 1 November 2019 – 31 December 2020.

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

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

Ballerup, 30 June 2021
Executive Board:


Tjeerd Gerrit Wassenaar



Independent auditor's report

To the shareholders of InterXion Real Estate XXIII ApS

Opinion

We have audited the financial statements of InterXion Real Estate XXIII ApS for the financial period 1 November 2019 – 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 period 1 November 2019 – 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 Real Estate XXIII ApS
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Management's review

Company details

InterXion Real Estate XXIII ApS
c/o InterXion Danmark ApS
Industriparken 20A
2750 Ballerup
Denmark

CVR no.:	40 96 31 62
Established:	1 November 2019
Registered office:	Ballerup
Financial period:	1 November 2019 – 31 December 2020

Executive Board

Tjeerd Gerrit Wassenaar

Auditor

KPMG
Statsautoriseret Revisionspartnerselskab
Dampfærgevej 28
DK-2100 København Ø
Denmark

Annual general meeting

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

Management's review

Operating review

Principal activities

The principal activities of the Company consist of investing in and leasing real estate, providing consultancy services and carrying out investment and financial activities in accordance with Management's assessments.

Development in activities and financial position

The Company's income statement for 2019/20 shows a profit of DKK -42 thousand. Equity in the Company's balance sheet at 31 December 2020 stood at DKK -2 thousand.

Outlook

For the financial year 2021, the result is expected to be at the same level as prior year. The COVID-19 pandemic is not expected to have a significant impact on operations in 2021.

Capital loss

The Company has lost its contributed capital, and the equity at 31 December 2020 is negative. The Company has no activity yet, but it is the Management's plan to acquire a building and to reestablish the equity in connection with this acquisition.

Financial statements 1 November – 31 December

Income statement

DKK'000	Note	1/11 2019- 31/12 2020
Other external costs	3	-51
Gross loss		-51
Loss before tax		-51
Tax on loss for the year	4	9
Loss for the year		-42
Proposed distribution of loss		
Retained earnings		-42
		-42

Financial statements 1 November – 31 December

Balance sheet

DKK'000	Note	2020
ASSETS		
Current assets		
Receivables		
Receivables from group entities		27
Corporation tax		9
		<u>36</u>
Total current assets		<u>36</u>
TOTAL ASSETS		<u><u>36</u></u>

Financial statements 1 November – 31 December

Balance sheet

DKK'000	Note	2020
EQUITY AND LIABILITIES		
Equity		
Contributed capital		40
Retained earnings		<u>-42</u>
Total equity		<u>-2</u>
Liabilities		
Current liabilities		
Trade payables		<u>38</u>
Total liabilities		<u>38</u>
TOTAL EQUITY AND LIABILITIES		<u><u>36</u></u>
Capital loss	2	
Contingencies	5	
Related party disclosures	6	

Financial statements 1 November – 31 December

Statement of changes in equity

DKK'000	Contributed capital	Retained earnings	Total
Equity at 1 November 2019	40	0	40
Transferred over the distribution of loss	0	-42	-42
Equity at 31 December 2020	40	-42	-2

Financial statements 1 November – 31 December

Notes

1 Accounting policies

The annual report of InterXion Real Estate XXIII ApS for 2019/20 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.

The annual report for 2020 is presented in DKK.

Income statement

Other external costs

Other external costs comprise office expenses and costs in relation to buildings.

Tax on 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 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

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.

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 based on the planned use of the asset or settlement of the liability. However, deferred tax is not recognised on temporary differences relating to goodwill non-deductible for tax purposes and on office premises and other items where the temporary differences arise at the date of acquisition without affecting either profit/loss or taxable income.

Deferred tax assets, including the tax value of tax loss carryforwards, are recognised at the expected value of their utilisation within the foreseeable future; 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. Any deferred net assets are measured at net realisable value.

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 tax rates are recognised in the income statement or equity, respectively.

Financial statements 1 November – 31 December

Notes

1 Accounting policies (continued)

Liabilities other than provisions

Other liabilities are measured at net realisable value.

Financial statements 1 November – 31 December

Notes

2 Capital loss

The Company has lost its contributed capital, and the equity at 31 December 2020 is negative. The Company has no activity yet, but it is the Management's plan to acquire a building and to reestablish the equity in connection with this acquisition.

3 Staff costs

The Company has not had any employees during the year.

DKK'000

1/11 2019-
31/12 2020

4 Tax on loss for the year

Current tax for the year

-9

-9

5 Contingencies

The Company is jointly taxed with InterXion Danmark ApS, InterXion Real Estate VI ApS and InterXion Real Estate XVII ApS. Together with InterXion Danmark ApS, InterXion Real Estate VI ApS and InterXion Real Estate XVII ApS, the Company has joint and several unlimited liability for Danish corporation taxes and with holding taxes on dividends and interest. The jointly taxed companies' total net liabilities to the Danish tax authorities is included in the administrative company's annual report, InterXion Danmark ApS, CVR no. 25 14 70 22. Any subsequent corrections of the taxable income subject to joint taxation or withholding taxes, etc., may entail that the Company's liability will increase.

6 Related party disclosures

InterXion Real Estate XXIII ApS related parties comprise the following:

Control

InterXion Real Estate Holding B.V. (principal shareholder)
Scorpius 30
2132 LR Hoofddorp
The Netherlands

Interxion Real Estate Holding B.V. is wholly-owned by Interxion Holding N.V.
Scorpius 30
2132 LR Hoofddorp
The Netherlands

InterXion Real Estate XXIII ApS is part of the consolidated financial statements of InterXion Real Estate Holding B.V., Scorpius 30, 2132LR Hoofddorp, the Netherlands, which is the smallest group, in which the Company is included as a subsidiary.

The consolidated financial statements of InterXion Real Estate Holding B.V. can be obtained by contacting the Company at the address above or at the following website www.interxion.com.