

1 March 2018

**DigiPlex Rosenholm AS (the Company)
Management Commentary
For the year ended 31 December 2017**

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 m² 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 following financial statements:

- 2016 audited financial statements dated 28 April 2017;
- Condensed interim Q1 2017 financial statements dated 30 May 2017;
- Condensed interim H1 2017 financial statements dated 29 August 2017, and
- Condensed interim Q3 2017 financial statements dated 29 November 2017.

All of the above have been prepared in accordance with the Norwegian Generally Accepted Accounting Principles [NGAAP].

The enclosed financial statements are the condensed interim results for the year ended 31 December 2017. These statements have been prepared in accordance with NGAAP, are not a full set of accounts, and have not been audited.

UPDATE FOR THE YEAR ENDED 31 DECEMBER 2017

During the course of 2017, the Company continued to provide IT housing solutions to its existing customer base.

For the year ended 31 December 2017, the Company's operating revenues totalled NOK 45.8 million, compared to NOK 49.1 million last year. The decrease is due to a reduction of added value services and other revenue. Operating expenses totalled NOK 26.9 million, which is approximately 9% lower than last year, which comprised of NOK 23.7 million of operational, management and accounting support costs, and NOK 3.2 million of personnel costs.

EBITDA (Earnings Before Interest, Tax, Depreciation and Amortisation) for the year 2017 was NOK 19.0 million, compared to NOK 19.5 million last year.

A charge of NOK 11.3 million was made to reflect depreciation of the plant and equipment.

Operating profit for the year ended 31 December 2017 was NOK 7.6 million, compared to NOK 8.4 million last year.

The Company incurred net finance costs of NOK 6.9 million, an increase of NOK 0.9 million compared to last year.

In light of the above, the earnings before taxes for the year ended 31 December 2017 came in at NOK 0.7 million, a decrease of NOK 1.7 million compared to 2016, as a result of higher net finance costs and lower revenues from added value services.

Cash generated from operations was NOK 15.8 million in 2017, compared to NOK 12.9 million last year due to changes in working capital.

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Profit & Loss Statement
(amounts in NOK)

| | Notes | Quarter ended 31 December | | Year ended 31 December | |
|---|-------|---------------------------|--------------------|------------------------|-------------------|
| | | 2017 Un-audited | 2016 Un-audited | 2017 Un-audited | 2016 Audited |
| OPERATING REVENUE AND EXPENSES | | | | | |
| Sales revenue | | 11 996 046 | 12 564 471 | 45 836 472 | 49 056 193 |
| Cost of goods sold | | -303 911 | -71 406 | -332 998 | -271 001 |
| Personnel expenses | | -692 948 | -1 740 594 | -3 178 843 | -5 485 212 |
| Other operating expenses | | -5 907 473 | -6 345 144 | -23 364 597 | -23 756 508 |
| EBITDA | | 5 091 714 | 4 407 327 | 18 960 034 | 19 543 472 |
| Depreciation | 2 | -2 846 398 | -2 425 615 | -11 348 847 | -11 187 252 |
| OPERATING PROFIT | | 2 245 316 | 1 981 712 | 7 611 187 | 8 356 220 |
| Financial income | | - | 41 797 | 33 323 | 323 176 |
| Financial expense | | -1 688 232 | -1 709 490 | -6 978 378 | -6 308 291 |
| EARNINGS/(LOSS) BEFORE TAXES | | 557 084 | 314 019 | 666 132 | 2 371 106 |
| Taxes | | -133 700 | -578 208 | -159 872 | -1 092 480 |
| ORDINARY PROFIT/(LOSS) | | 423 384 | -264 189 | 506 260 | 1 278 626 |
| NET PROFIT/(LOSS) FOR THE PERIOD | | 423 384 | -264 189 | 506 260 | 1 278 626 |
| TRANSFERS AND ALLOCATIONS | | | | | |
| Transfer to equity gain/(loss) | | 423 384 | -264 189 | 506 260 | 1 278 626 |
| TOTAL TRANSFERS AND ALLOCATIONS | | 423 384 | -264 189 | 506 260 | 1 278 626 |

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Balance Sheet
(amounts in NOK)

| | Notes | As at 31 December 2017 Un-audited | As at 31 December 2016 Audited |
|---|-------|---|--------------------------------------|
| ASSETS | | | |
| NON-CURRENT ASSETS | | | |
| Intangible assets | | | |
| Deferred tax asset | | 5 487 076 | 5 646 947 |
| Total intangible assets | | 5 487 076 | 5 646 947 |
| Tangible assets | | | |
| Property, plant and equipment | 2 | 213 676 601 | 222 550 951 |
| Furniture, fittings and office equipment | 2 | 41 164 | 24 167 |
| Total tangible assets | | 213 717 765 | 222 575 118 |
| TOTAL NON-CURRENT ASSETS | | 219 204 841 | 228 222 065 |
| CURRENT ASSETS | | | |
| Inventory | | 570 732 | 436 737 |
| Trade receivables | | 5 212 744 | 10 100 958 |
| Other current assets | | 843 625 | 460 912 |
| Bank deposits | 3 | 27 666 398 | 14 369 393 |
| TOTAL CURRENT ASSETS | | 34 293 499 | 25 368 000 |
| TOTAL ASSETS | | 263 498 340 | 263 590 065 |
| EQUITY AND LIABILITIES | | | |
| EQUITY | | | |
| Paid in equity | | | |
| Share capital | | 2 950 000 | 2 950 000 |
| Total paid in equity | | 2 950 000 | 2 950 000 |
| Earned equity | | | |
| Other equity | | -16 287 946 | -16 794 206 |
| Total earned equity | | -16 287 946 | -16 794 206 |
| TOTAL EQUITY | | -13 337 946 | -13 844 206 |
| LIABILITIES | | | |
| Long term liabilities | | | |
| Liabilities to parent / related companies | | 243 027 148 | 249 277 148 |
| Other long term liabilities | | 682 422 | 682 422 |
| Total long term liabilities | | 243 709 570 | 249 959 570 |
| Short term liabilities | | | |
| Trade liabilities | | 2 018 806 | 1 219 239 |
| Liabilities to the public | | 2 273 532 | 2 419 205 |
| Other short term liabilities | | 18 834 378 | 13 836 258 |
| Total short term liabilities | | 23 126 716 | 17 474 702 |
| TOTAL LIABILITIES | | 266 836 286 | 267 434 272 |
| TOTAL EQUITY AND LIABILITIES | | 263 498 340 | 263 590 065 |

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Cash Flow Statement
(amounts in NOK)

| | Quarter ended 31 December | | Year ended 31 December | |
|--|---------------------------|--------------------|------------------------|--------------------|
| | 2017 Un-audited | 2016 Un-audited | 2017 Un-audited | 2016 Audited |
| Profit/(loss) before income tax | 557 084 | 314 019 | 666 132 | 2 371 105 |
| <i>Adjustments for:</i> | | | | |
| Depreciation and amortisation charges | 2 846 398 | 2 425 615 | 11 348 847 | 11 187 252 |
| <i>Changes in working capital:</i> | | | | |
| Trade and other receivables | -674 997 | -3 859 525 | 4 888 214 | -263 500 |
| Trade and other payables | 1 461 951 | 3 519 385 | -597 987 | -2 038 286 |
| Inventories | -133 995 | -25 924 | -133 995 | -20 032 |
| Change in other assets | 1 514 939 | 1 762 977 | -382 712 | 1 650 003 |
| Net cash flow from operating activities | 5 571 380 | 4 136 547 | 15 788 499 | 12 886 541 |
| Cash flows from investing activities | | | | |
| Investments in land, buildings and equipment | -1 497 265 | -1 006 212 | -2 491 494 | -3 662 110 |
| Net cash flow from investing activities | -1 497 265 | -1 006 212 | -2 491 494 | -7 901 040 |
| Cash flows from financing activities | | | | |
| Loans from related companies | - | - | - | 20 000 000 |
| Repayment of loan to parent company | - | - | - | -30 000 000 |
| Net cash flow from financing activities | - | - | - | -10 000 000 |
| Increase/(decrease) in cash during the period | 4 074 115 | 3 130 335 | 13 297 005 | -775 569 |
| Cash balance at the beginning of the period | 23 592 283 | 11 239 058 | 14 369 393 | 15 144 962 |
| Cash balance at the end of the period | 27 666 398 | 14 369 393 | 27 666 398 | 14 369 393 |

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 year ended 31 December 2017 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 for small enterprises. They should be read in conjunction with the audited annual financial statements for the year ended 31 December 2016, issued on 28 April 2017, and the condensed interim Q1 2017 financial statement dated 30 May 2017, H1 2017 financial statement dated 29 August 2017 and Q3 2017 financial statement dated 29 November 2017.

The accounting principles applied in the audited 2016 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

| Tangible assets | Plant and equipment | Furniture, fittings and office equipment | Total |
|--|----------------------------|---|--------------------|
| Accumulated cost as at 1.1.2017 | 276 209 717 | 75 559 | 276 285 276 |
| Additions | 2 457 108 | 34 386 | 2 491 494 |
| Disposals | - | - | - |
| Accumulated cost as at 31.12.2017 | 278 666 825 | 109 945 | 278 776 770 |
| Accumulated depreciation | 64 990 224 | 68 781 | 65 059 005 |
| Net book value as at 31.12.2017 | 213 676 601 | 41 164 | 213 717 765 |
| Depreciation for the period | 11 331 458 | 17 389 | 11 348 847 |
| Expected useful life | 7-25 years | 3-5 years | |
| Depreciation plan | Straight line | Straight line | |

Note 3 Bank deposits

| Bank deposits | 31 Dec 2017 | 31 Dec 2016 |
|--|--------------------|--------------------|
| Short term cash deposits, cash equivalents | 27 574 135 | 14 187 327 |
| Restricted cash (employee tax deductions) | 92 263 | 182 066 |
| Bank deposits | 27 666 398 | 14 369 393 |