

## **Bulk Infrastructure Group AS Consolidated first half-year 2021**

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The logo for Bulk Infrastructure Group AS, featuring the word "bulk" in a bold, teal, lowercase sans-serif font. The letter "b" is stylized with a large, solid teal arrow pointing to the right. To the right of the word "bulk" is a small "TM" trademark symbol.

**bulk™**

# Bulk Infrastructure Group AS

## Board of Directors Report - first half-year 2021

### Business description

Bulk Infrastructure Group AS is an industrial investment company primarily investing in real estate developments within warehousing, logistics, data centers and fiber infrastructure.

Bulk Infrastructure Group AS is a leading provider of sustainable digital infrastructure in the Nordics. We are an industrial investor, developer and operator of industrial real estate, data centers and dark fiber networks. We believe in the value creation opportunity of enabling our digital society to be fully sustainable. Hence our vision: Racing to bring sustainable infrastructure to a global audience.

### Our three Business Areas

**Bulk Industrial Real Estate** is a Nordic real estate developer, specializing in industrial buildings, large modern warehouses, cross-dock terminals and logistics parks. The business area was established in 2006 and has developed and delivered to customers more than 409,412 m<sup>2</sup> of high quality, flexible and energy efficient facilities. As of June 30, 2021, additional 34,619 m<sup>2</sup> are under construction and ready to be handed over in second half of 2021.

**Bulk Data Centers** is an industrial developer and operator of data centers and data center services across the Nordics. Bulk has a portfolio of assets, capabilities, and partners to serve any data center customer requirement in a fast, secure, cost efficient and sustainable way. We operate scalable facilities, we continue to add new sites to our portfolio, and we have access to strategically located land. We have in-house expertise in data center design, engineering and operations that combined with our industrial real estate development experience and dark fiber network deployments allow us to shape the full value chain of the data processing infrastructure. We can serve customers in dedicated hyperscale facilities and customers in need of server racks in a Colo environment.

**Bulk Fiber Networks** owns and controls dark fiber infrastructure with the purpose of enabling the Nordics for large scale data processing. Our fiber infrastructure is modern with high capacity including both subsea and terrestrial systems. We offer dark fiber to carriers, large scale data center customers and others that want to produce bandwidth services on top of our infrastructure. Bulk considers itself as an infrastructure provider within fiber, being a partner rather than a competitor to traditional carriers. Bulk has available thousands of km of dark fiber, including both intercontinental, North European, and intra-Nordic infrastructure that connects main European markets as well as the US. We continue to explore new subsea and terrestrial fiber routes that could be strategic enablers for the data center growth in the Nordics.

## Investment criteria

- **Sustainability:** Target infrastructure opportunities that enable or deliver a fundamentally more sustainable global society
- **Critical Infrastructure:** Invest in infrastructure that is critical for the global, modern society
- **Long term perspective and Scalable:** Ability and willingness to invest with an industrial mindset with patience and focus on scalability from the start
- **Nordic:** Bulk Leverage the Nordic region's favorable business climate, sustainable power sources and political stability.

The Company believes its investment criteria will ensure sound investment decisions. The Company has a strong capital reallocation capability that makes it robust to fundamental changes in market dynamics.

The Company's headquarter is in the city of Oslo in Norway.

## H1 2021 in short

- **Industrial Real Estate:** The Group signed new projects for 20,038 sqm during the first half year of 2021. The Group also acquired a large existing logistics property in Langhus outside Oslo for further development and integration in the Bulk portfolio.
- **Data Centers:** Several new contracts are signed on both fully owned data centers and the 50% owned OS-IX in Oslo during the first half year of 2021. Projects are on time with limited impact from Covid-19.
- **Fiber Networks:** Two customers have started to utilize the Havfrue cable between the US and the Nordics during the first half of 2021, but full utilization of the system is still pending the Irish branch completion. The Havsil project will finalize the new cable between Norway and Denmark during second half of 2021 and there has also been signed customers for expansion of this system down to our data center DK01 in Esbjerg.
- The effects of the Coronavirus outbreak are still limited to the business. The tenants are paying the rental as agreed and the projects across the three business segments are not experiencing any delays due to Covid-19. We do not expect Covid-19 to cause a significant long-term deterioration in economic conditions for the business.

## Report on the first half year accounts

Total income for the Group was NOK 69.8 million compared to NOK 350.5 million in the first half year last year. The decrease is due to the sale of property in the first half year 2020. NOK 31.1 million of total income is generated from Industrial Real Estate in the first half year, compared to NOK 319.6 million last year. The Data Centers area generated a total income of

NOK 35.1 million in the first half year 2021, compared to NOK 28.2 million last year. In the Fiber Networks area, the income in the first half year 2021 was NOK 2.6 million compared to NOK 0.8 million in the first half year 2020. The Group's operating profit was NOK 254.4 million in the first half year 2021 compared to NOK 72.3 million last year. The increase is mainly related to positive fair value change on investment property due to increased valuation on existing property and new signed lease agreements. The net profit for the first half year was NOK 146.1 million, an increase from NOK 42.3 million last year. The total comprehensive income for the first half year ended at 142.7 million compared to 42.3 million in the first half year 2020. Other comprehensive income is mainly driven by exchange differences in foreign subsidiaries.

Cash and cash equivalents ended at NOK 34.3 million by the end of the first half year 2021, down from NOK 73.6 million at year-end 2020. The cash position has been strengthened through a NOK 500 million capital increase in Bulk Infrastructure Holding AS in July 2021. The capital will be applied to secure the operations of the Group. The equity ratio ended at 42,0 % at the end of the first half year 2021, down from 48,6 % at year-end 2020. Management is considering an equity conversion in relation to the capital increase in the parent company. Mortgage debt increased by 376.0 million during the first half year 2021, mainly due to the acquisition of an existing logistics property in the end of the period. Current liabilities decreased by NOK 98.3 million during the first half year 2021. The decrease is mainly due to activity in the fiber segment with payments to suppliers and delivery to customers with prepayments. Inventory related to property under development increased by NOK 97.2 million, up from 19.6 million at year-end 2020. The increase is driven by reclassifications from investment property related to projects for sale and capital expenditure on existing projects.

The Group's financial position is strong.

## Financial risk

### **The Group is exposed to these types of risk:**

**Liquidity risk** - The Group intends to have sufficient liquidity to meet all its obligations, including the new investments that are ongoing. The Group intends to maintain a reasonable amount of liquidity to meet unforeseen obligations. The Group continuously monitors the Groups liquidity and has a long-term liquidity forecast in place.

**Interest risk** - The Group has loans with a number of financial institutions, all with long-term repayment plans. The Group is exposed to changes in NIBOR interest rates and SWAP interest. The distribution of fixed and floating interest rates was 2/98 by the end of the period.

**Credit risk** - The Group's warehouse and distribution properties are characterized by high standards, good locations, long lease agreements and reliable tenants. There were no material credit losses in the first half of 2021. The Group's tenants normally pay quarterly and in advance. The lease agreements usually require an additional form of collateral or security.

**Currency Exchange risk** – The Group is increasingly exposed to both cost and revenue in different currencies due to growth in international assets and customers. Processes and tools to manage these up and down-side risks are being developed in line with increased exposure.

## Market risk

**The transaction market for commercial properties** - Demand for commercial real estate in Norway is currently high. Particularly properties with long-term lease agreements and low rental fees are attractive.

**Rental Market for warehouses and logistic buildings** - The Group is exposed to the risk of changes in lease and rental prices in the market. The Group has several long-term lease agreements in place. The weighted average lease term for tenants has increased from 5.2 years last year to 5.8 years as of June 30, 2021. The lease agreements provide The Group with fixed and predictable revenues throughout the contract period. Most lease agreements are adjusted annually 100 % in line with the consumer price index. The rate of vacancy in the Group's properties is 15 % as of June 30, 2021. One of the newly acquired properties are currently under renovation and hence effects the vacancy rate.

**Demand for data center services and Fiber networks** - The macro drivers for large scale demand for digital Nordic infrastructure are healthy and suggest strong market growth long term. The timing of such large-scale demand asset by asset is difficult to predict and hence exposes The Group to short term uncertainty on capacity development and utilization. Risk is managed by strong focus on our time to market capability that allows for better matching of capacity build-out and verified demand as well as discipline in build-up of fixed cost in early stages of new asset operations.

## Review and risk management

The board of directors annually reviews the company's most important areas of risk exposure and the internal control arrangement in place for such areas. The review pay attention to any material shortcomings or weaknesses in the company's internal control and how risks are being managed.

In the audited consolidated financial statements for the year ended December 31, 2020, the Board of directors describes the main features of the company's internal control and risk management systems as they are connected to the company's financial reporting. This covers the control environment in the company, risk assessment, control activities and information, communication, and follow-up. The board of directors is obligated to ensure that it is updated on the company's financial situation and shall continually evaluate whether the company's equity and liquidity are adequate in relation to the risk from the company's activities and take immediate action if the company's equity or liquidity at any time is shown to be inadequate.

The company's management focus on frequent and relevant reporting of both operational and financial matters to the board of directors, where the purpose is to ensure that the board of directors has sufficient information for decision-making and is able to respond quickly to changing conditions. Board meetings are held frequently, and management reports are provided to the board as a minimum on a quarterly basis. Financial and operational performance is also discussed in separate sessions in the management team on a quarterly basis.

## Health, safety and environment

Bulk carried out an appraisal dialog in March and April 2021 focusing on both the employee's performance and well-being. The dialog is an arena for discussing improvement points, and where the employee is encouraged to bring feedback to the Company through the closest leader. As a result of the Coronavirus outbreak the majority of the employees have been working from home during the year with exception of critical operations personnel. There has been a fully functional Business Continuity team in place from March 2020. Furthermore, the employees have been offered home office equipment, such as extra screens and office chairs, to provide better working conditions. The Group also has a safety representative on each location followed by meetings together and with HR. There were no major accidents or injuries to the Group's personnel during the first half year of 2021.

Bulk has a vision to build sustainable infrastructure for a global audience. We respect the environment, people, and society as a whole. We pursue opportunities to contribute to global sustainable development at scale. We use our creative power to develop new high quality, reliable and clean solutions.

Our Integrated Management System is used to soundly manage, secure, and continuously improve all work processes that affect Quality, Health, Safety and Environment. The use and follow up of our performance indicators, along with systematic risk management, helps us to build a stronger company that can handle larger and more complex business affecting larger stakeholder groups.

## Future development

**Industrial Real Estate** - The demand for new and modern industrial properties remains high and we expect continued healthy demand going forward. The Group has in the first half-year of 2021 signed new lease agreements of 20,038 sqm for new constructions. Bulk is also involved in zoning and development of new industrial real estate locations, both alone and in partnerships. The transaction market for commercial property in the Warehouse and Industrial real estate verticals has been strong and we expect that both low interest rates and the demand for goods bought online will continue to fuel market interest for our new build projects. On the back of earning a BREEAM-NOR "Very Good" rating for our development in Bulk Flexipark, Vestby as the first industrial building with this rating in Norway, we strengthen our efforts to remain the

leading developer of sustainable solutions within industrial real estate and have now initiated a project with solar panel on the same building.

**Data Centers** – The underlying demand for data processing and storage infrastructure is fueled by the global megatrend of digitization. The Nordic market for data center capacity is expected to grow significantly going forward. At the macro level, the expected growth is driven by the global increase in need for data processing. Cool climate, energy surplus, sustainable energy mix (zero-emission), low electricity prices and political stability represents a strong value proposition for the Nordic region, positioning the region for an increasing share of the global data center market. Bulk Infrastructure Group AS has, through fully and partly owned subsidiaries, improved our position for taking a substantial market share of this growth going forward with new capacity developed in 2020 and 2021, in addition to additional plots suitable for data center acquired in both Norway and Denmark. The combination of scalable data center assets at strategic locations in the Nordics and our capability to develop new sites with a short time to market, make Bulk a leading provider in the Nordics. The underlying recurring revenue growth across our asset portfolio is positive with new Nordic and International customers added during 2020 and 2021.

**Fiber networks** – The dark fiber market, including both subsea and terrestrial systems, is seeing strong growth fueled by the same megatrends as for data processing and storage (digitization). Bulk is well positioned as a leading provider of large capacity transport fiber, both going into the Nordics and within the Nordics. The Havfrue Cable System, the trans-Atlantic fiber route between US and the Nordics now has branches connected to the US, Norway and Denmark. The system was connected and ready for service in Q2 2021. The Havsil Cable system, connecting Kristiansand and Esbjerg is estimated finalized during 2021 with its first customer already in place. We continue to explore opportunities for initiating new fiber network developments that have strong revenue potential combined with being strategic enablers for the Nordic data center market.

## Subsequent events

Bulk Infrastructure Holding AS, the holding company of Bulk Infrastructure Group AS, performed an equity issue of NOK 500 million subscribed on June 29, 2021, but not paid or registered as of reporting date. The equity issue was targeted existing shareholders. The equity issue secures the future funding of Bulk Infrastructure Group AS.

Industrial Real Estate signed two new construction projects through partnerships in July for approximately 55,000 sqm.

There are no other material subsequent events after the reporting period.

Oslo, August 24, 2021

The Board of Bulk Infrastructure Group AS

A handwritten signature in blue ink, appearing to read 'Peder Nærbø', is written over a horizontal line. The signature is stylized and cursive.

Peder Nærbø  
Chairman of the board



# Bulk Infrastructure Group AS

## Consolidated first half-year 2021

### Presentations

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Disclaimer

## Consolidated statement of profit and loss For the first half-year ended June 30, 2021

	Notes	Half-year ended		Year ended
		June 30, 2021	June 30, 2020	Year 2020
		Unaudited	Unaudited	Audited
Rental income	2	33 913 659	22 442 877	45 405 073
Revenue property sales	2	-	296 090 023	303 173 300
Revenue from sales	2	37 331 936	23 809 362	62 432 051
Gain from sale of investment property	2,3	-4 777 140	-	-
Other revenue	2	3 317 957	8 193 981	20 421 161
<b>Total revenue and other income</b>		<b>69 786 412</b>	<b>350 536 243</b>	<b>431 431 585</b>
Property-related expenses	2	6 233 511	3 968 495	4 159 000
Cost of property sales	2	-	261 575 345	261 575 345
Cost of sales	2	32 011 406	26 778 554	73 607 075
Other cost	2	103 078 917	77 394 311	157 002 612
<b>Total expenses</b>		<b>141 323 834</b>	<b>369 716 705</b>	<b>496 344 032</b>
<b>Operating profit before fair value adjustments on investment properties</b>		<b>-71 537 422</b>	<b>-19 180 462</b>	<b>-64 912 447</b>
Fair value adjustments on investment properties	3	325 970 469	91 526 182	217 654 596
<b>Operating profit</b>		<b>254 433 047</b>	<b>72 345 720</b>	<b>152 742 149</b>
Share of profit/loss(-) of investments accounted for using the equity method		-337 022	-6 402 167	-7 874 511
Finance income		17 350 864	5 635 202	16 045 922
Finance costs		62 551 858	26 034 823	68 532 630
<b>Realised net financial items</b>		<b>-45 538 016</b>	<b>-26 801 788</b>	<b>-60 361 219</b>
Fair value adjustments on derivatives		2 178 267	-5 727 407	-2 935 027
<b>Net financial items</b>		<b>-43 359 749</b>	<b>-32 529 195</b>	<b>-63 296 246</b>
<b>Profit before income tax</b>		<b>211 073 298</b>	<b>39 816 525</b>	<b>89 445 903</b>
Income tax expense		65 003 130	-2 479 425	13 037 183
<b>Profit for the period</b>		<b>146 070 168</b>	<b>42 295 950</b>	<b>76 408 720</b>
<i>Attributable to:</i>				
Shareholders in the parent Company		146 070 168	42 293 825	76 408 720
Non-controlling interests		-	2 125	-

**Consolidated statement of other comprehensive income**  
**For the half-year ended 30 June 2021**

	Notes	Half-year ended		Year ended
		June 30, 2021 Unaudited	June 30, 2020 Unaudited	December 31, 2020 Audited
<b>Profit for the period</b>		<b>146 070 168</b>	<b>42 295 950</b>	<b>76 408 720</b>
<b>Other comprehensive income</b>				
<i>Items that may be reclassified to profit and loss</i>				
Exchange differences on translation on foreign operations	2	-3 411 816	-22 539	9 687 270
<b>Other comprehensive income for the period, net of tax</b>		<b>-3 411 816</b>	<b>-22 539</b>	<b>9 687 270</b>
<b>Total comprehensive income</b>		<b>142 658 352</b>	<b>42 273 411</b>	<b>86 095 990</b>
<i>Attributable to:</i>				
Shareholders in the parent Company		142 658 352	42 271 287	86 095 990
Non-controlling interests		-	2 124	-
Earnings per share basic and diluted (NOK)	8	0,54	0,19	0,33

## Consolidated balance sheet

	Notes	Half-year ended		Year ended
		June 30, 2021 Unaudited	June 30, 2020 Unaudited	Year 2020 Audited
<b>Assets</b>				
<i>Intangible fixed assets</i>				
Goodwill	5	16 947 796	16 947 796	16 947 796
Other intangible assets	5	1 660 523	6 082 044	4 527 542
Deferred tax assets		-	8 972 572	-
<b>Total intangible assets</b>		<b>18 608 319</b>	<b>32 002 412</b>	<b>21 475 338</b>
<i>Non-current assets</i>				
Investment property	3	2 826 137 668	1 167 729 987	1 777 178 999
Property, plant & equipment	4	1 342 236 495	1 170 828 333	1 390 238 487
Investment in Associated company		246 795 476	141 356 223	247 040 094
Receivable from related party	7	-	-	133 825 605
Investment in shares	7	1 249 170	1 249 170	1 249 170
Other receivables	7	6 540 141	744 298	3 491 359
Right-of-use assets	9	30 059 764	33 152 571	31 597 271
<b>Total other non-current assets</b>		<b>4 453 018 714</b>	<b>2 515 060 582</b>	<b>3 584 620 985</b>
<b>Total non-current assets</b>		<b>4 471 627 033</b>	<b>2 547 062 994</b>	<b>3 606 096 323</b>
<i>Current assets</i>				
Inventories		5 929 704	5 789 729	5 931 972
Property under development	3	116 804 534	-	19 599 354
Trade and other receivables	7	133 618 144	101 099 044	117 082 497
Cash and cash equivalents	7	34 318 807	280 378 910	73 561 381
<b>Total current assets</b>		<b>290 671 189</b>	<b>387 267 683</b>	<b>216 175 204</b>
<b>Total assets</b>		<b>4 762 298 222</b>	<b>2 934 330 677</b>	<b>3 822 271 527</b>

## Consolidated balance sheet

	Notes	June 30, 2021 Unaudited	June 30, 2020 Unaudited	Year 2020 Audited
<b>Equity and liabilities</b>				
<i>Paid in equity</i>				
Ordinary shares		2 630 242	2 630 242	2 630 242
Own shares		-	-110 011	-
Share premium		1 656 631 214	1 659 982 225	1 656 631 214
<b>Total paid in equity</b>	<b>8</b>	<b>1 659 261 456</b>	<b>1 662 502 456</b>	<b>1 659 261 456</b>
<i>Retained earnings</i>				
Retained earnings		338 734 200	33 808 580	198 635 375
<b>Total retained earnings</b>		<b>338 734 200</b>	<b>33 808 580</b>	<b>198 635 375</b>
<b>Non-controlling interests</b>		<b>-</b>	<b>8 004 956</b>	<b>-</b>
<b>Total equity</b>		<b>1 997 995 656</b>	<b>1 704 315 991</b>	<b>1 857 896 831</b>
<i>Non-current liabilities</i>				
Bond loan	7,10	967 777 690	454 225 000	966 205 031
Borrowings	7	759 598 770	298 424 198	364 500 050
Derivative financial instruments	6,7	10 973 966	15 754 409	12 901 340
Right-of-use liabilities	9	26 317 345	28 475 828	28 661 200
Long-term debt related party - Parent company	7	406 033 737	-	-
Other long-term liabilities	7	48 000 000	-	48 000 000
Deferred tax liabilities		109 799 966	-	10 017 246
<b>Total non-current liabilities</b>		<b>2 328 501 474</b>	<b>801 208 138</b>	<b>1 430 284 866</b>
<i>Current liabilities</i>				
Trade payables	7	69 263 612	38 782 326	94 193 369
Short-term portion of borrowings	7	240 322 934	147 731 290	259 385 019
Short-term portion of derivatives	7	1 428 522	1 618 726	1 679 416
Short-term portion right-of-use liabilities	9	4 124 147	4 328 703	4 217 127
Dividend	8	-	143 338 989	-
Other payables	7	120 661 879	97 335 219	174 614 899
<b>Total current liabilities</b>		<b>435 801 094</b>	<b>428 806 550</b>	<b>534 089 830</b>
<b>Total liabilities</b>		<b>2 764 302 568</b>	<b>1 230 014 688</b>	<b>1 964 374 696</b>
<b>Total equity and liabilities</b>		<b>4 762 298 222</b>	<b>2 934 330 677</b>	<b>3 822 271 527</b>

Oslo, August 24, 2021  
The Board of Bulk Infrastructure Group AS



Peder Nærbø  
Chairman of the Board

## Consolidated statement of changes in equity

	Paid in equity			Retained earnings	Non-controlling interests	Total equity
	Share capital	Own shares	Share premium			
<b>01.01.2020</b>	<b>2 630 242</b>	<b>-110 011</b>	<b>1 659 982 225</b>	<b>120 941 851</b>	<b>7 499 531</b>	<b>1 790 943 838</b>
Profit of the period				42 271 287	2 124	42 273 411
Dividend approved				-143 842 289	503 300	-143 338 989
Translation difference				14 460 270		14 460 270
<b>Total comprehensive income</b>	<b>2 630 242</b>	<b>-110 011</b>	<b>1 659 982 225</b>	<b>33 831 119</b>	<b>8 004 956</b>	<b>1 704 338 531</b>
Translation differences				-22 539		-22 539
Total other comprehensive income	-	-	-	-22 539	-	-22 539
<b>30.06.2020</b>	<b>2 630 242</b>	<b>-110 011</b>	<b>1 659 982 225</b>	<b>33 808 580</b>	<b>8 004 956</b>	<b>1 704 315 991</b>
<b>01.01.2021</b>	<b>2 630 242</b>	<b>-</b>	<b>1 656 631 214</b>	<b>198 635 375</b>	<b>-</b>	<b>1 857 896 831</b>
Profit of the period				146 070 168		146 070 168
Dividend approved				-		-
Other changes				-2 559 527		-2 559 527
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>143 510 641</b>	<b>-</b>	<b>143 510 641</b>
Translation differences				-3 411 816		-3 411 816
Total other comprehensive income	-	-	-	-3 411 816	-	-3 411 816
<b>30.06.2021</b>	<b>2 630 242</b>	<b>-</b>	<b>1 656 631 214</b>	<b>338 734 200</b>	<b>-</b>	<b>1 997 995 656</b>

## Cashflow statement - consolidated

	Note	Half-year ended		Year ended
		June 30, 2021	June 30, 2020	December 31, 2020
		Unaudited	Unaudited	Audited
<b>Cash flow from operations</b>				
Profit before income taxes		211 073 298	39 816 525	89 445 903
Adjust for:				
Depreciation	4,5	17 289 365	14 804 616	32 245 999
Fair value adj. on investment properties	3	-325 970 469	-91 526 182	-217 654 596
Fair value adj. on derivatives		-2 178 267	5 727 407	2 935 027
Finance income		-17 350 864	-4 960 442	-8 171 411
Finance costs		62 888 880	31 762 230	68 532 630
<b>Cashflow before change in working capital</b>		<b>-54 248 057</b>	<b>-4 375 846</b>	<b>-32 666 448</b>
Change in working capital				
Trade and other receivables		-16 747 452	271 311 230	44 474 463
Trade and other payables		-81 226 632	-143 454 242	-28 052 271
Property under development		-57 071 162	-	206 519 956
<b>Net cash flow from operations (A)</b>		<b>-209 293 303</b>	<b>123 481 142</b>	<b>190 275 700</b>
<b>Cash flow from investments</b>				
Purchase and improvements of investments property	3	-732 377 446	-71 032 670	-570 953 268
Sales credit purchase investment property		-	-	89 000 000
Sale of property under development	3	-	20 883 592	-
Dividend received		-	-	1 350 000
Purchase of shares in associated companies		-	-	-108 506 215
Sale of fiber infrastructure		203 943 707	-	-
Purchase of fixed assets		-173 783 174	-28 769 640	-266 561 828
<b>Net cash flow from investments (B)</b>		<b>-702 216 913</b>	<b>-78 918 718</b>	<b>-855 671 311</b>
<b>Cash flow from financing</b>				
Interest paid including interest paid on derivatives		-62 551 858	-26 034 823	-68 532 630
Interest received		17 350 864	5 635 202	7 381 363
Proceeds from Borrowings		377 609 294	-202 391 197	487 318 415
Long-term debt related party		539 859 342	-	-
Cash effect demerger		-	-	-8 685 842
Dividend paid		-	-	-137 131 618
<b>Net cash flow from financing (C)</b>		<b>872 267 642</b>	<b>-222 790 818</b>	<b>280 349 688</b>
<b>Net change in cash and cash equivalents (A+B+C)</b>		<b>-39 242 574</b>	<b>-178 228 394</b>	<b>-385 045 923</b>
Cash and cash equivalents at the beginning of the period		73 561 381	458 607 304	458 607 304
<b>Cash and cash equivalents at the end of the period</b>		<b>34 318 807</b>	<b>280 378 910</b>	<b>73 561 381</b>
Restricted funds		3 197 114	3 387 289	4 024 142

## Notes to the consolidated accounts for first half-year 2021

### Note 1 General information

Bulk Infrastructure Group AS is a limited liability company registered in Norway. The head office is in Frognerstranda 2, Oslo, Norway. The Company is the subsidiary of the holding company, Bulk Infrastructure Holding AS. The Company is the parent company of Bulk Industrial Real Estate AS, Bulk Data Centers AS and Bulk Fiber Networks AS.

These interim financial statements have been prepared in accordance with IAS 34 - Interim Financial Reporting. They do not include all disclosures that would otherwise be required in a complete set of financial statements and should be read in conjunction with the 2020 annual report.

The interim financial statements have not been audited.

The accounting policies applied by the Group in these interim consolidated financial statements are consistent with those applied in the audited consolidated financial statements for the year ended December 31, 2020. Please refer to Note 2 - Accounting principles to the Consolidated Financial Statement in the 2020 annual report for information on the Group's accounting policies. The annual report is available on [www.bulkinfrastructure.com/](http://www.bulkinfrastructure.com/).



**Notes to the consolidated accounts for first half-year 2021**

Note 2 Segment information

Bulk Infrastructure Group has the following strategic operating segments by 30.06.21 presented in accordance with internal reporting to management

All operating activities are based in Norway, Denmark and the United Kingdom.

Operating profit and loss by segment 30.06.20

	Industrial Real Estate		Data Centers		Fiber Networks		Group/other		Eliminated		Total	
	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020
Rental income	33 913 659	22 442 877	-	-	-	-	-	-	-	-	33 913 659	22 442 877
Revenue property sales	-	296 090 023	-	-	-	-	-	-	-	-	-	296 090 023
Revenue from sales	-	-	34 697 369	22 980 478	2 634 567	828 884	-	-	-	-	37 331 936	23 809 362
Gain from sale of investment property	-4 777 140	-	-	-	-	-	-	-	-	-	-4 777 140	-
Other revenue	1 977 127	1 054 300	387 027	5 211 781	-	-	22 974 570	20 073 616	-22 020 767	-18 145 716	3 317 957	8 193 981
<b>Total revenue and other income</b>	<b>31 113 646</b>	<b>319 587 200</b>	<b>35 084 396</b>	<b>28 192 259</b>	<b>2 634 567</b>	<b>828 884</b>	<b>22 974 570</b>	<b>20 073 616</b>	<b>-22 020 767</b>	<b>-18 145 716</b>	<b>69 786 412</b>	<b>350 536 243</b>
Property-related expenses	6 233 511	3 968 495	-	-	-	-	-	-	-	-	6 233 511	3 968 495
Cost of property sales	-	261 575 345	-	-	-	-	-	-	-	-	-	261 575 345
Cost of sales	-	-	28 988 429	20 363 111	3 022 977	6 415 443	-	-	-	-	32 011 406	26 778 554
Other cost	17 614 389	5 214 651	52 821 129	47 316 097	37 459 678	5 263 600	17 204 488	37 745 679	-22 020 767	-18 145 716	103 078 917	77 394 311
<b>Total expenses</b>	<b>23 847 900</b>	<b>270 758 491</b>	<b>81 809 558</b>	<b>67 679 208</b>	<b>40 482 655</b>	<b>11 679 043</b>	<b>17 204 488</b>	<b>37 745 679</b>	<b>-22 020 767</b>	<b>-18 145 716</b>	<b>141 323 834</b>	<b>369 716 705</b>
<b>Operating profit before fair value adjustments on investment properties</b>	<b>7 265 746</b>	<b>48 828 709</b>	<b>-46 725 162</b>	<b>-39 486 949</b>	<b>-37 848 088</b>	<b>-10 850 159</b>	<b>5 770 082</b>	<b>-17 672 063</b>	<b>-</b>	<b>-</b>	<b>-71 537 422</b>	<b>-19 180 462</b>
Fair value adjustments on investment properties	325 970 469	91 526 182	-	-	-	-	-	-	-	-	325 970 469	91 526 182
<b>Operating profit</b>	<b>333 236 215</b>	<b>140 354 891</b>	<b>-46 725 162</b>	<b>-39 486 949</b>	<b>-37 848 088</b>	<b>-10 850 159</b>	<b>5 770 082</b>	<b>-17 672 063</b>	<b>-</b>	<b>-</b>	<b>254 433 047</b>	<b>72 345 720</b>
<b>Realised net financial items</b>	<b>-19 376 074</b>	<b>-10 624 442</b>	<b>-3 862 571</b>	<b>-3 568 683</b>	<b>-2 012 370</b>	<b>-87 254</b>	<b>-20 287 002</b>	<b>-12 521 409</b>	<b>-</b>	<b>-</b>	<b>-45 538 017</b>	<b>-26 801 788</b>
Fair value adjustments on derivatives	2 178 267	-5 727 407	-	-	-	-	-	-	-	-	2 178 267	-5 727 407
<b>Net financial items</b>	<b>-17 197 807</b>	<b>-16 351 849</b>	<b>-3 862 571</b>	<b>-3 568 683</b>	<b>-2 012 370</b>	<b>-87 254</b>	<b>-20 287 002</b>	<b>-12 521 409</b>	<b>-</b>	<b>-</b>	<b>-43 359 750</b>	<b>-32 529 195</b>
<b>Profit before income tax</b>	<b>316 038 408</b>	<b>124 003 042</b>	<b>-50 587 733</b>	<b>-43 055 632</b>	<b>-39 860 458</b>	<b>-10 937 413</b>	<b>-14 516 920</b>	<b>-30 193 472</b>	<b>-</b>	<b>-</b>	<b>211 073 297</b>	<b>39 816 525</b>
Income tax expense	65 003 130	27 280 669	-	-	-	-	-	-29 760 094	-	-	65 003 130	-2 479 425
<b>Profit for the period</b>	<b>251 035 278</b>	<b>96 722 373</b>	<b>-50 587 733</b>	<b>-43 055 632</b>	<b>-39 860 458</b>	<b>-10 937 413</b>	<b>-14 516 920</b>	<b>-433 378</b>	<b>-</b>	<b>-</b>	<b>146 070 167</b>	<b>42 295 950</b>
Exchange differences on translation on foreign operations	86 130	-	-3 492 680	-22 539	-5 266	-	-	-	-	-	-3 411 816	-22 539
<b>Other comprehensive income for the year, net of tax</b>	<b>86 130</b>	<b>-</b>	<b>-3 492 680</b>	<b>-22 539</b>	<b>-5 266</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-3 411 816</b>	<b>-22 539</b>
<b>Total comprehensive income</b>	<b>251 121 408</b>	<b>96 722 373</b>	<b>-54 080 413</b>	<b>-43 078 171</b>	<b>-39 865 724</b>	<b>-10 937 413</b>	<b>-14 516 920</b>	<b>-433 378</b>	<b>-</b>	<b>-</b>	<b>142 658 351</b>	<b>42 273 411</b>

Please also see note 1 for further explanation of the segments.

## Notes to the consolidated accounts for first half-year 2021

### Note 2 part 2 Revenue from contracts with customers

Set out below is the disaggregation of the group's revenue from contracts with customers

All operating activities are based in Norway, Denmark and the United Kingdom.

Segments	Industrial Real Estate		Data Centers		Fiber Networks		Group/other		Eliminated		Total	
	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020
Rental income	33 913 659	22 442 877	-	-	-	-	-	-	-	-	33 913 659	22 442 877
Revenue property sales	-	296 090 023	-	-	-	-	-	-	-	-	-	296 090 023
Revenue from sales	-	-	34 697 369	22 980 478	2 634 567	828 884	-	-	-	-	37 331 936	23 809 362
Gain from sale of investment property	-4 777 140	-	-	-	-	-	-	-	-	-	-4 777 140	-
<i>Other revenue</i>												
- Shared costs tenants	1 977 127	1 054 300	387 027	5 211 781	-	-	-	-	-	-	2 364 154	6 266 081
- Revenue from construction projects	-	-	-	-	-	-	-	-	-	-	-	-
- Business management/other	-	-	-	-	-	-	22 974 570	20 073 616	-22 020 767	-18 145 716	953 803	1 927 900
<b>Total revenue from contracts with customers</b>	<b>31 113 646</b>	<b>319 587 200</b>	<b>35 084 396</b>	<b>28 192 259</b>	<b>2 634 567</b>	<b>828 884</b>	<b>22 974 570</b>	<b>20 073 616</b>	<b>-22 020 767</b>	<b>-18 145 716</b>	<b>69 786 412</b>	<b>350 536 243</b>

The group is not dependent on any single, large customer, as it has multiple business areas and a wide range of customers.

## Notes to the consolidated accounts for first half-year 2021

### Note 3 Investment property

INVESTMENT PROPERTY	Half-year ended		Year ended
	30.06.2021	30.06.2020	31.12.2020
Fair value 1.1	1 777 178 999	1 005 171 135	1 005 171 135
Additions:			
- Capital expenditure	118 704 995	71 032 670	422 742 168
- Acquisition of property	649 000 000	-	148 211 100
- Exchange differences foreign currency	-4 582 777		
Transferred to property under development	-40 134 018	-	-16 600 000
Changes in fair value	325 970 469	91 526 182	217 654 596
<b>Fair value 30.06</b>	<b>2 826 137 668</b>	<b>1 167 729 987</b>	<b>1 777 178 999</b>

<b>Income and expenses from investment property</b>	<b>30.06.2021</b>	<b>30.06.2020</b>	<b>31.12.2020</b>
Income from rent	33 913 659	22 442 877	22 442 877
Expenses related to leased property	-6 233 511	-3 968 495	-3 968 495

## Notes to the consolidated accounts for first half-year 2021

### Note 3 Investment property continues

All investment properties are valued using discounted cash flow. Key factors are ongoing revenue and expenses relating to the property, market lease, discount factor and inflation. Macro economic assumptions are used, but each property is also subject to individual appraisal. To determine each discount rate, the property location, attractiveness, quality and the general market conditions for real estate, credit market, solidity of tenants and contracts are considered. The sensitivity when evaluating fair value for investment property is connected to yield, interest rate level, inflation (CPI) and marked lease for the properties.

#### Future leasing payments:

The payments are estimated based on actual location, type and condition of the current building. The estimates are supported by existing leases, as well as recently lease agreements for similar properties in the same area.

#### Discount rate:

The discount rate is based on existing market rates, adjusted for the estimated uncertainty in terms of size and future cash flows.

#### Estimated vacancies:

The estimate is firmly set on the basis of the actual market conditions and the expected market conditions at the end of existing leases.

#### Cost of Ownership:

The cost of ownership expenses are estimated based on the estimated maintenance costs regarding maintaining the building's capacity over its economic lifetime.

### Fair value of investment property

Investment property is recognized at fair value based on estimation of value from a certified independent party, Akershus Eiendom AS. The valuation is carried out semi-annually, last performed as of June 30, 2021. Please refer to Note 2 - Accounting principles of the Consolidated Financial Statement in the 2020 annual report for further information.

Property under development	Half-year ended		Year ended
	30.06.2021	30.06.2020	31.12.2020
Value 1.1	19 599 354	209 519 310	209 519 310
Additions:			
- Reclassification from investment property	40 134 018	-	16 600 000
- Additions	57 071 162	52 056 035	55 055 389
- Sale of property under development	-	-261 575 345	-261 575 345
<b>Inventory value 30.06</b>	<b>116 804 534</b>	<b>-</b>	<b>19 599 354</b>

## Notes to the consolidated accounts for first half-year 2021

### Note 4 Property, plant & Equipment

	Datacenter buildings	Datacenter technical infrastructure	Datacenter land	Under construction	Other fixed assets	Fiber networks	Total
<b>Accumulated cost</b>							
Balance at January 1, 2020	66 736 855	165 906 284	95 533 197	238 317 331	21 835 874	599 511 771	1 187 841 312
Additions	3 318 748	948 554	5 599 458	3 227 591	2 973 933	10 805 702	26 873 986
Transfer from assets under construction	143 755 765	6 800 366	7 363 638	-157 919 768	-	-	-
Exchange differences	14 161 374	669 251	724 259	191 362	-	-	15 746 246
Balance at June 30, 2020	227 972 742	174 324 454	109 220 552	83 816 516	24 809 807	610 317 473	1 230 461 544
Balance at January 1, 2021	215 612 421	318 695 720	110 893 128	25 902 262	22 945 209	770 135 261	1 464 184 001
Additions	5 059 493	79 245 498	7 607 108	21 590 494	488 173	59 792 408	173 783 174
Disposals	-	-	-	-	-	-203 943 707	-203 943 707
Transfer from assets under construction	-	-	-	-	-	-	-
Transfer from intangible assets	-	-	-	2 643 642	-	-	2 643 642
Exchange differences	-3 266 302	-217 336	-203 406	-226 003	-	-	-3 913 047
Balance at June 30, 2021	217 405 612	397 723 882	118 296 830	49 910 395	23 433 382	625 983 963	1 432 754 064
<b>Accumulated depreciation</b>							
Balance at January 1, 2020	6 885 543	27 421 217	1 330 129	-	7 736 361	3 218 685	46 591 935
Depreciation charge for the year	1 426 677	8 697 155	420 041	-	1 473 602	1 023 801	13 041 276
Other adjustments - currency	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Balance at June 30, 2020	8 312 220	36 118 372	1 750 170	-	9 209 963	4 242 486	59 633 211
Balance at January 1, 2021	9 934 804	41 830 823	2 170 212	-	12 548 791	7 460 883	73 945 513
Depreciation charge for the year	4 183 048	7 458 020	439 677	-	1 886 926	3 101 109	17 068 780
Other adjustments - currency	-106 226	-370 861	-19 637	-	-	-	-496 724
Balance at June 30, 2021	14 011 626	48 917 982	2 590 252	-	14 435 717	10 561 992	90 517 569
<b>Net book value</b>							
At January 1, 2020	59 851 312	138 485 067	94 203 068	238 317 331	14 099 513	596 293 086	1 141 249 377
At June 30, 2020	219 660 523	138 206 082	107 470 382	83 816 516	15 599 844	606 074 987	1 170 828 333
At January 1, 2021	205 677 617	276 864 897	108 722 916	25 902 262	10 396 418	762 674 378	1 390 238 488
At June 30, 2021	203 393 986	348 805 900	115 706 578	49 910 395	8 997 665	615 421 971	1 342 236 495
Expected useful economic life	50 years	5-35 years	-	-	4-10 years	20-30 years	

Property, plant and equipment is located in Norway, Denmark and the United Kingdom.

## Notes to the consolidated accounts for first half-year 2021

### Note 5 Intangible assets

	Goodwill	Software licenses	Other intangible assets	Total
<i>Cost</i>				
Balance at January 1, 2020	16 947 796	1 856 563	3 159 480	21 963 839
Additions	-	1 895 654	-	1 895 654
Balance at June 30, 2020	16 947 796	3 752 217	3 159 480	23 859 493
Balance at January 1, 2021	16 947 796	1 894 913	3 695 105	22 537 814
Additions	-	-	-	-
Transfer to property, plant & equipment	-	-	-2 643 642	-2 643 642
Other adjustments - currency	-	-	-2 793	-2 793
Balance at June 30, 2021	16 947 796	1 894 913	1 048 670	19 891 379
<i>Accumulated amortization and impairment</i>				
Balance at January 1, 2020	-	640 161	-	640 161
Amortization charge for the period	-	189 492	-	189 492
Balance at June 30, 2020	-	829 653	-	829 653
Balance at January 1, 2021	-	1 012 997	49 478	1 062 475
Amortization charge for the period	-	183 345	37 240	220 585
Balance at June 30, 2021	-	1 196 342	86 718	1 283 060
<b>Net book value</b>				
At January 1, 2020	16 947 796	1 216 402	3 159 480	21 323 678
At June 30, 2020	16 947 796	2 922 564	3 159 480	23 029 840
At January 1, 2021	16 947 796	881 916	3 645 627	21 475 339
At June 30, 2021	16 947 796	698 571	961 952	18 608 319

Current estimates of useful economic live of intangible assets are as follows:

Goodwill: indefinite

Software licenses: 3-5 years

Software under development: n.a.

## Notes to the consolidated accounts for first half-year 2021

### Note 6 Derivative financial instruments

	30.06.2021	30.06.2020	31.12.2020
Interest rate swaps	-12 402 488	-17 373 135	-14 580 755
<b>Total liabilities</b>	<b>-12 402 488</b>	<b>-17 373 135</b>	<b>-14 580 755</b>

### *Interest rate swaps*

	30.06.2021	30.06.2020	31.12.2020
Nominal amount interest rate swaps	-40 560 000	-40 560 000	-40 560 000
<b>Total nominal amount</b>	<b>-40 560 000</b>	<b>-40 560 000</b>	<b>-40 560 000</b>

## Notes to the consolidated accounts for first half-year 2021

### Note 7 Financial assets and liabilities

	Half-year ended				Year ended	
	Carrying amount	Fair value	Carrying amount	Fair value	Carrying amount	Fair value
	as at 30.06.2021	as at 30.06.2021	as at 30.06.2020	as at 30.06.2020	as at 31.12.2020	as at 31.12.2020
<i>Non-current financial assets</i>						
Receivable from related company - parent company	-	-	-	-	133 825 605	133 825 605
Other receivables - non-current	6 540 141	6 540 141	744 298	744 298	3 491 359	3 491 359
Investment in shares	1 249 170	1 249 170	1 249 170	1 249 170	1 249 170	1 249 170
<b>Total non-current financial assets</b>	<b>7 789 311</b>	<b>7 789 311</b>	<b>1 993 468</b>	<b>1 993 468</b>	<b>138 566 134</b>	<b>138 566 134</b>
<i>Current financial assets</i>						
Trade and other receivables	133 618 144	133 618 144	101 099 044	101 099 044	117 082 497	117 082 497
Cash and cash equivalents	34 318 807	34 318 807	280 378 910	280 378 910	73 561 381	73 561 381
<b>Total current financial assets</b>	<b>167 936 951</b>	<b>167 936 951</b>	<b>381 477 954</b>	<b>381 477 954</b>	<b>190 643 878</b>	<b>190 643 878</b>
<b>Total financial assets</b>	<b>175 726 262</b>	<b>175 726 262</b>	<b>383 471 422</b>	<b>383 471 422</b>	<b>329 210 012</b>	<b>329 210 012</b>
<i>Non-current financial liabilities</i>						
Bond loan	967 777 690	967 777 690	454 225 000	-	966 205 031	966 205 031
Borrowings	759 598 770	759 598 770	298 424 198	298 424 198	364 500 050	364 500 050
Long-term debt - parent company	406 033 737	406 033 737	-	-	-	-
Other long-term liabilities	48 000 000	48 000 000	-	-	48 000 000	48 000 000
Derivative financial instruments	10 973 966	10 973 966	15 754 409	15 754 409	12 901 340	12 901 340
<b>Total non-current financial liabilities</b>	<b>2 192 384 163</b>	<b>2 192 384 163</b>	<b>768 403 607</b>	<b>314 178 607</b>	<b>1 391 606 421</b>	<b>1 391 606 421</b>
<i>Current financial liabilities</i>						
Trade payables	69 263 612	69 263 612	38 782 326	38 782 326	94 193 369	94 193 369
Short-term portion of borrowings	240 322 934	240 322 934	147 731 290	147 731 290	259 385 019	259 385 019
Short-term portion of derivatives	1 428 522	1 428 522	1 618 726	1 618 726	1 679 416	1 679 416
Other payables	120 661 879	120 661 879	97 335 219	97 335 219	174 614 899	174 614 899
<b>Total current financial liabilities</b>	<b>431 676 947</b>	<b>431 676 947</b>	<b>285 467 561</b>	<b>285 467 561</b>	<b>529 872 703</b>	<b>529 872 703</b>
<b>Total financial liabilities</b>	<b>2 624 061 110</b>	<b>2 624 061 110</b>	<b>1 053 871 168</b>	<b>599 646 168</b>	<b>1 921 479 123</b>	<b>1 921 479 123</b>

#### Fair value hierarchy for financial instruments recognized at fair value

Financial derivatives recognized at fair value are interest rate swaps.

The valuations are based on second level input in the fair value hierarchy of IFRS 13.

#### Fair value of financial instruments recognised at amortised cost

For trade receivables, trade payables and other short-term receivables and payables, the carrying amount is a reasonable approximation for fair value due to the short term nature of these assets and liabilities. The borrowings has an interest rate that is considered similar to the terms the Group could achieve as of June 30, 2021 and fair value of the borrowings is considered not to be significantly different from the fair value.



## Notes to the consolidated accounts for first half-year 2021

### Note 8 Paid in equity and shareholders

	<u>30.06.2021</u>	<u>30.06.2020</u>
Share capital	2 630 242	2 630 242

Change in paid in equity and share premium:

	Total shares		Share capital (IN NOK)		Own shares (IN NOK)		Share premium (IN NOK)	
	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020	30.06.2021	30.06.2020
<b>A shares</b>								
Issued stock and paid in capital								
At the beginning of the year	263 024 156	235 807 031	2 630 242	2 358 070	-	-110 011	1 656 631 214	1 659 982 225
<b>At the end of the period</b>	<b>263 024 156</b>	<b>235 807 031</b>	<b>2 630 242</b>	<b>2 358 070</b>	<b>-</b>	<b>-110 011</b>	<b>1 656 631 214</b>	<b>1 659 982 225</b>
<b>B shares</b>								
Issued stock and paid in capital								
At the beginning of the year	-	1	-	0,01	-	-	-	-
<b>At the end of the period</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>0,01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>C shares</b>								
Issued stock and paid in capital								
At the beginning of the year	-	27 217 124	-	272 171	-	-	-	-
<b>At the end of the period</b>	<b>-</b>	<b>27 217 124</b>	<b>-</b>	<b>272 171</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

The total number of shares are 263 024 156, each valued at NOK 0,01, and NOK 2 630 242 in total.

#### The company's shareholders at 30.06.2021

Shareholder	Type of account	Country	Number of shares	Share %
Bulk Infrastructure Group AS	Ordinary shares	Norway	263 024 156	100,00 %
<b>Total number of shares</b>			<b>263 024 156</b>	

#### Dividend

No dividend was approved or paid in 2021 as of 30.06.2021.

## Notes to the consolidated accounts for first half-year 2021

### Note 9 Leases - group as a lessee (IFRS 16 disclosure)

Right of use assets	Seafiber	Office equipment	Land and buildings	Total
Balance at 01 January	21 386 890	231 104	9 979 277	31 597 271
Depreciations	-754 831	-117 391	-665 285	-1 537 507
<b>Balance at 30 June</b>	<b>20 632 059</b>	<b>113 713</b>	<b>9 313 992</b>	<b>30 059 764</b>

### Lease liabilities

Maturity analysis - contractual undiscounted cash flows	30.06.2021	30.06.2020
Less than one year	4 124 147	4 328 703
Between one and five years	16 311 835	16 373 419
More than five years	23 027 918	27 090 481
<b>Total undiscounted lease liabilities at 30 June</b>	<b>43 463 900</b>	<b>47 792 603</b>
<b>Lease liabilities included in the statement of financial position at 30 June</b>	<b>30 441 492</b>	<b>32 804 531</b>

### Amount recognised in profit or loss

	30.06.2021
Interest on lease liabilities	960 118

### Amount recognised in cash flow statement

Total cash flow from leases	3 396 953
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### Other information

The Group does not recognize right of use assets and lease liabilities for short term leases or leases where the underlying assets has low value. The lease payments for such leases are recognised as costs linearly over the lease periods.

## Notes to the consolidated accounts for first half-year 2021

### Note 10 Bond loan

#### *Bulk Infrastructure Group AS 19/24 FRN*

Bulk Infrastructure Group AS issued a 5 year NOK 500 million senior unsecured FRN bond 15 October 2019. The Group further performed a tap issue of an additional NOK 500 million on the unsecured bond on 9 September 2020.

#### **Specification**

ISIN	NO0010865876
Maturity date	15.10.2024
Amount	NOK 1,000,000,000
Coupon	Nibor 3m + 4,5%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

#### **Financial covenants**

Equity ratio > 35%.

#### **Security**

Unsecured.

#### **Listing**

The Bond is listed as of 15 September 2020.

## Notes to the consolidated accounts for first half-year 2021

### Note 11 Subsequent events after the reporting period

Events after the balance sheet date are events, favourable or unfavourable, that occurs between the balance sheet date and the date that the financial statements are authorised for issue. Such events can be events that provide information regarding conditions that existed at the balance sheet date resulting in adjustments of the financial statement, or events that do not require such adjustments.

Bulk Infrastructure Holding AS, the holding company of Bulk Infrastructure Group AS, performed an equity issue of NOK 500 million subscribed on June 29, 2021, but not paid or registered as of reporting date. The equity issue was targeted towards existing shareholders. The equity issue secures the future funding of Bulk Infrastructure Group AS.

Industrial Real Estate signed two new construction projects through partnerships in July for approximately 55,000 sqm.

There are no other material subsequent events after the reporting period.

## Notes to the consolidated accounts for first half-year 2021

### Disclaimer

The information included in this Report may contain certain forward-looking statements that address activities, events or development that Bulk expects, projects, believes or anticipates will or may occur in the future. These statements are based on various assumptions made by the Company, which are beyond its control and are subject to certain additional risks and uncertainties. The Company is subject to a large number of risk factors, including, but not limited to, economic and market conditions in the geographic areas and markets in which Bulk is or will be operating, counterparty risk, interest rates, access to financing, fluctuations in currency exchange rates, and changes in governmental regulations. For a further description of other relevant risk factors, we refer to the annual report for 2020. As a result of these and other risk factors, actual events and actual results may differ materially from those indicated in or implied by such forward -looking statements. Inaccuracies or mistakes may occur in the information given above about current status of the Company or its business. Any reliance on the information above is at the risk of the reader, and Bulk disclaims any liability in this respect.

## Responsibility statement by the Board of Directors - Bulk Infrastructure Group AS

The Board of Directors have today treated and approved the first half year report for Bulk Infrastructure Group AS, the consolidated accounts of the Group, as of June 30, 2021. The consolidated first half year report has been prepared in accordance with the EU-approved IFRS standards and interpretations, together with the additional disclosure requirements in the Norwegian Accounting Act to be applied as of June 30, 2021.

The first half year report for the Group is in compliance with the Accounting Act.

To the best of our knowledge, we confirm that;

- the first half year report 2021 for the Group are prepared in accordance with applicable accounting standards
- the provided information in the financial statements gives a true and fair view of the Group's assets, liabilities, financial position and results of operations as of June 30, 2021
- the Board of Directors report provides the Group and the parent company a fair view of
  - development, performance and position of the Group
  - the most important risks and uncertainties the Group faces

Oslo, August 24, 2021

The board of Bulk Infrastructure Group AS



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Peder Nærbø  
Chairman of the board