

# SUMMUS CAPITAL

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION 3RD QUARTER 2021

# FINANCIAL HIGHLIGHTS

## BALANCE SHEET

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- In 3q2021 Summus Capital balance sheet increased slightly to 378.3m EUR (2q2021 375.3m EUR). Investment property increased by 1m EUR as a result of capital expenditure, 1.1m EUR recorded under Accrued income reflects government support in Latvia, which was decided in the end of 3q2021 and paid out in 4q2021
- During 3q2021 Summus Capital had a rather high cash balance (18.6 m EUR as of 30.09.2021) due to preparation of a forthcoming acquisitions
- Total equity increased to 150.5m EUR (+2% Q/Q), of which 143.7m EUR was attributable to Summus Capital equity holders. Within equity, retained earnings were adjusted with interests on subordinated loan and impact from prolongation of a claim from acquisition transaction

## INCOME STATEMENT

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- In 3q2021 sales revenue increased to 8.6m EUR (+23% Q/Q). Quarterly operating profit was 6.4m EUR (+32% Q/Q) and net profit increased to 5.0m EUR (+57% Q/Q), out of which 4.6m EUR was attributable to Summus Capital equity holders, minority interests were 0.37m EUR
- Latvijas Investīciju un attīstības aģentūra approved 0.9m EUR grant to Riga Plaza according COVID support scheme to Retail sector; the grant was recorded under Other income in Summus Capital income statement
- Due to COVID, 310,552 EUR of discounts were provided for the total portfolio during 3q2021, that makes up 5.7% of rental income without discounts
- The vacancy rate of the portfolio was 3.5% that decreased mainly due to new rental agreements concluded in Riga Plaza (2q2021 portfolio vacancy was 3.9%)

## FINANCIAL COVENANTS

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- 3q2021 consolidated equity to total assets ratio stood at 38.0% (bond terms – at least 30%)
- 3q2021 consolidated DSCR was 1.78x (bond terms – at least 1.2x)
- The financial covenants set forth in Bond Terms were met as of 3rd quarter 2021

## ACTIVITY REPORT

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- International rating agency Scope assigned first-time issuer rating of BB/Stable to Summus Capital
- Summus Capital bonds were admitted to trading on the Nasdaq Baltic First North market by Nasdaq Riga as of October 19
- Summus Capital engaged a new investment management partner for its whole portfolio. The new partner of Summus Capital is Green Formula Capital OÜ, a manager with a strong focus on green real estate concept. The management board of Summus Capital will stay in place
- Estonian Tennis Association and Summus Capital signed an agreement according to which Summus Capital will support Estonian youth tennis in the coming years. The players supported by Summus Capital are Grete Gull and Georg Strasch.

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(In Euros)	31.12.2020	31.03.2021	30.06.2021	30.09.2021
<b>ASSETS</b>				
Current assets				
Cash and cash equivalents	11 477 121	7 907 422	18 052 149	18 652 442
Receivables and prepayments <sup>1</sup>	5 798 017	5 363 574	5 303 972	5 671 292
Accrued income <sup>2</sup>	0	0	0	1 075 608
Inventories	2 844	3 043	2 863	3 201
<b>Total current assets</b>	<b>17 277 982</b>	<b>13 274 039</b>	<b>23 358 984</b>	<b>25 402 543</b>
Non-current assets				
Financial investments <sup>3</sup>	14 093 395	14 250 778	13 519 223	13 519 223
Investment property	311 412 080	333 866 524	333 623 148	334 690 552
Property, plant and equipment	88 362	100 871	94 547	38 943
Intangible assets <sup>4</sup>	2 360 925	5 375 792	4 717 256	4 668 886
<b>Total non-current assets</b>	<b>327 954 762</b>	<b>353 593 965</b>	<b>351 954 174</b>	<b>352 917 604</b>
<b>Total assets</b>	<b>345 232 745</b>	<b>366 868 004</b>	<b>375 313 158</b>	<b>378 320 147</b>
<b>LIABILITIES AND EQUITY</b>				
Liabilities				
Current liabilities				
Loan liabilities (banks)	8 855 586	6 300 479	5 011 994	4 523 051
Payables and prepayments	7 892 812	7 369 068	6 584 071	8 465 519
<b>Total current liabilities</b>	<b>16 748 398</b>	<b>13 669 547</b>	<b>11 596 065</b>	<b>12 988 570</b>
Non-current liabilities				
Loan liabilities (banks)	157 796 049	178 014 432	176 729 923	175 160 943
Unsecured Notes	0	0	10 000 000	10 000 000
Loan liabilities (other) <sup>5</sup>	118 903 121	41 649 544	19 899 062	19 899 062
Provisions <sup>6</sup>	9 483 039	9 645 421	9 754 902	9 736 373
<b>Total non-current liabilities</b>	<b>286 182 209</b>	<b>229 309 396</b>	<b>216 383 887</b>	<b>214 796 379</b>
<b>Total liabilities</b>	<b>302 930 607</b>	<b>242 978 943</b>	<b>227 979 952</b>	<b>227 784 949</b>
Equity				
Equity held by shareholders and partners in parent company				
Issued capital	67 500	1 200 000	1 200 000	1 200 000
Retained earnings ( - loss)	13 072 997	36 913 971	36 820 847	38 185 328
Reserves	0	78 913 462	78 913 462	78 913 462
Subordinated loan	0	0	20 814 353	20 814 353
Period profit ( - loss)	22 605 489	205 047	2 991 604	4 619 419
<b>Total equity held by shareholders and partners in parent company</b>	<b>35 745 986</b>	<b>117 232 481</b>	<b>140 740 265</b>	<b>143 732 562</b>
Minority interests	6 556 151	6 656 580	6 592 941	6 802 636
<b>Total equity</b>	<b>42 302 138</b>	<b>123 889 061</b>	<b>147 333 206</b>	<b>150 535 198</b>
<b>Total liabilities and equity</b>	<b>345 232 745</b>	<b>366 868 004</b>	<b>375 313 158</b>	<b>378 320 147</b>

<sup>1</sup> Receivables and prepayments include among others trade receivable, other receivables, tax prepayments, future expenses, inventories

<sup>2</sup> Accrued income includes government grant in Vikingi 2

<sup>3</sup> Financial investments include among others long-term loan receivables (Vikingu 3), deferred CIT (LT) and long-term receivables Vikingi 2 and Procedo Capital

<sup>4</sup> Intangible assets include goodwill

<sup>5</sup> Loan liabilities (other) include loans provided by minority owners

<sup>6</sup> Provisions include among others forward agreement and deferred tax

# CONSOLIDATED INCOME STATEMENT

(In Euros)	FULL 2020	1Q 2021	2Q 2021	3Q 2021	YTD 2021
Sales Revenue	17 784 106	6 303 438	6 991 422	8 610 094	21 904 954
Other income <sup>7</sup>	0	0	0	985 878	985 878
Raw materials and consumables used <sup>8</sup>	-3 426 025	-1 791 383	-1 241 551	-2 050 450	-5 083 384
Other operating expense <sup>9</sup>	-2 581 788	-738 542	-918 062	-809 681	-2 466 285
Employee expense	-263 840	-63 702	-68 126	-108 125	-239 953
Depreciation and impairment loss (reversal)	-1 002 215	-185 513	-220 671	-217 654	-623 837
Other expense	-5 100 525	-3 697	-387	-387	-4 470
<b>Operating profit ( - loss)</b>	<b>5 409 713</b>	<b>3 520 600</b>	<b>4 542 626</b>	<b>6 409 675</b>	<b>14 472 902</b>
Profit ( - loss) from subsidiaries	26 393 456	0	0	0	0
Interest income	277 670	245 040	164 541	272 177	682 642
Interest expenses (banks)	-2 972 184	-1 155 964	-1 123 055	-1 121 555	-3 400 575
Interest expenses (unsecured Notes)	0	0	0	-168 750	-168 750
Interest expenses (other)	-6 378 777	-2 348 933	-346 799	-401 427	-3 097 159
Other financial income and ( - expense)	235 302	884	-63 257	-15	-63 273
<b>Profit ( - loss) before tax</b>	<b>22 965 180</b>	<b>261 627</b>	<b>3 174 056</b>	<b>4 990 104</b>	<b>8 425 786</b>
Income tax expense	-208 662	-50	0	-43	-93
<b>Period profit ( - loss)</b>	<b>22 756 518</b>	<b>261 577</b>	<b>3 174 056</b>	<b>4 990 061</b>	<b>8 425 693</b>
Profit (- loss) attributable to equity holders of the parent	22 605 489	205 047	2 991 604	4 619 419	7 816 069
Profit (- loss) attributable to minority interest	-151 028	56 530	182 452	370 642	609 624

<sup>7</sup> Other income government grant in Vikingi 2

<sup>8</sup> Raw materials and consumables used include among others purchased services for sale, utilities, property management, property maintenance

<sup>9</sup> Other operating expense include among others phone, accounting services, auditing services, contract fee, management services, advertising cost, legal expenses, software costs, IT inventory and services, bank services, other operating expenses

# CONSOLIDATED CASH FLOW STATEMENT

CASH FLOWS FROM OPERATING ACTIVITIES	3Q2021
Operating profit (loss)	6 409 675
Adjustments:	
Depreciation and impairment loss (reversal)	217 654
<b>Total adjustments</b>	<b>217 654</b>
Changes in receivables and prepayments related to operating activities	-1 391 265
Changes in payables and prepayments related to operating activities	723 977
<b>Total cash flows from operating activities</b>	<b>5 960 041</b>
<b>Cash flows from investing activities</b>	<b>3Q2021</b>
Purchase of property, plant and equipment	-60 345
Purchase of investment property	-1 156 882
Loans given	-52 000
<b>Total cash flows from investing activities</b>	<b>-1 269 226</b>
<b>Cash flows from financing activities</b>	<b>3Q2021</b>
Repayments of loans received	-2 057 923
Interest paid	-2 032 598
<b>Total cash flows from financing activities</b>	<b>-4 090 521</b>
<b>Total cash flows</b>	<b>600 294</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>18 052 149</b>
Change in cash and cash equivalents	600 294
<b>Cash and cash equivalents at end of period</b>	<b>18 652 442</b>

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## Equity held by shareholders and partners in parent company

	Share capital	Retained earnings (- loss)	NCI	Total Equity
<b>Balance 31.12.2019</b>	<b>67 500</b>	<b>12 977 440</b>	<b>2 181 243</b>	<b>15 158 683</b>
Annual period profit (loss)		22 605 489	4 374 908	26 980 397
Declared dividends		-50 000		-50 000
Other changes in equity		213 057		213 057
<b>Balance 31.12.2020</b>	<b>67 500</b>	<b>35 745 986</b>	<b>6 556 151</b>	<b>42 302 137</b>
Period profit (- loss)		7 816 069	609 624	8 425 693
Declared dividends		0		0
Contribution of share capital	1 132 500			1 132 500
Other changes in equity		99 038 007	-363 139	98 674 868
<b>Balance 30.09.2021</b>	<b>1 200 000</b>	<b>143 732 562</b>	<b>6 802 636</b>	<b>150 535 198</b>

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