

SUMMUS CAPITAL

CONSOLIDATED STATEMENT OF FINANCIAL POSITION 3RD QUARTER 2022

Tallinn, 14th of November 2022

BALANCE SHEET

- By the end of 3q2022 Summus Capital OÜ balance sheet was 425m EUR (2q2022 430m EUR). Total assets decreased by 4.8m EUR.
- Cash decreased by 5.9m EUR, among others due to finalisation of Riga Plaza acquisition transaction.
- In the end of 3rd quarter, loans and borrowings (incl. short term proportion) decreased to 221m EUR (2q2022 225m EUR), which, beside regular bank loan redemption was influenced by finalisation of Riga Plaza acquisition.
- Payables to suppliers and other payables was another balance sheet position where finalisation of Riga Plaza acquisition had its effect. All in all, as Summus Group established control over Riga Plaza already at first closing in December 2020, the assets and income statement positions have already been consolidated at the final holding proportion of 89%, while liabilities side included the amounts payable during the final closing.
- Total liabilities decreased to 241m EUR.
- Total owner's equity increased to 183.9m EUR, out of which 175m EUR was attributable to Summus Capital equity holders.

INCOME STATEMENT

- In 3q2022 sales revenue increased to 11.2m EUR (+16% Q/Q). The main reason for the increase was increase in forwarded utility expenses, complemented with indexation of rental income and previous addition of new property and related revenues. 2022 nine months sales revenue reached 29.4m EUR (2021 total sales revenue was 29.3m EUR).
- Similar to sales revenue, the main reason behind increase of raw materials and consumables used increased due to higher utility expenses (especially in August) and reached to 4.7m EUR. Most of this increase was forwarded to tenants.
- Other operating expenses decreased to 337 thousand EUR compared to 720 thousand EUR in previous quarter, which would be a regular operational level as 2q2022 included acquisition costs of Damme shopping centre.
- Quarterly operating profit was 6.1m EUR (+5.4% Q/Q) and net profit was 4.3m EUR, out of which 4.1m EUR was attributable to Summus Capital equity holders.
- Besides, rapid increase in utility expenses, 3q2022 has been a quarter of regular operational activity. Previous growth strategy has been temporarily changed into hold strategy.

FINANCIAL COVENANTS

- 3q2022 consolidated equity to total assets ratio stood at 41% (bond terms - at least 30%).
- At the end of 3q2022, the consolidated DSCR on the trailing twelve month basis was 1.5x (bond terms - at least 1.2x).
- The financial covenants set forth in Bond Terms were met as of 3rd quarter.

ACTIVITY REPORT

- In July, Summus Group finalised acquisition of Riga Plaza shopping centre and became the 89% owner of Riga Plaza.
- Riga Plaza received BREEAM Good certificate. As of end of 3rd quarter 54,7% of portfolio is certified.
- The long awaited opening of MyFitness took place in the end of September in Riga Plaza.
- In Auriga Shopping Center anchor Kesko Senukai lease agreement was prolonged for 5 years with new Walt being 5,89.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

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(In Euros)	31.12.2021	31.03.2022	30.06.2022	30.09.2022
ASSETS				
Current assets				
Cash and cash equivalents	15 086 089	13 643 589	13 828 541	7 875 612
Other financial assets	10 035 749	9 300 000	0	0
Receivables and prepayments	4 777 949	3 757 637	3 876 082	4 919 046
Inventories	2 913	2 844	2 844	2 844
Total current assets	29 902 700	26 704 071	17 707 467	12 797 502
Non-current assets				
Prepayments	321 198	87 120	87 120	87 120
Loans receivable	96 000	91 200	192 600	160 100
Tangible assets	2 268 186	2 246 202	2 224 647	2 203 092
Intangible assets and goodwill	3 178 295	3 178 295	3 178 295	3 178 295
Investment property	370 968 082	371 340 264	406 402 096	406 575 100
Total non-current assets	376 831 761	376 943 081	412 084 758	412 203 707
TOTAL ASSETS	406 734 461	403 647 152	429 792 225	425 001 209
LIABILITIES AND EQUITY				
Liabilities				
Current liabilities				
Lease obligations	316 228	26 526	17 764	9 002
Payables to suppliers and other payables	7 112 805	7 570 822	7 283 390	4 946 226
Loans and borrowings	41 579 118	4 710 446	4 118 813	3 287 844
Tax payable	741 612	754 290	928 031	1 048 532
Liabilities from derivative instruments	772 824	755 490	781 490	781 490
Total current liabilities	50 522 587	13 817 574	13 129 489	10 073 094
Non-current liabilities				
Deferred income tax liabilities	8 543 408	8 417 525	8 417 525	8 637 466
Lease obligations	2 253 008	2 253 008	2 253 009	2 253 009
Loans and borrowings	169 205 241	201 025 831	221 370 154	217 418 276
Liabilities from derivative instruments	2 418 784	2 418 784	2 418 784	2 725 590
Total non-current liabilities	182 420 441	214 115 148	234 459 472	231 034 341
TOTAL LIABILITIES	232 943 028	227 932 722	247 588 961	241 107 435
Equity				
Issued capital	1 200 000	1 200 000	1 200 000	1 200 000
Voluntary reserve	78 913 462	78 913 462	78 913 462	78 913 462
Subordinated loan	27 594 495	27 961 717	28 073 304	26 562 183
Retained earnings (- loss)	57 724 837	58 946 668	65 242 197	68 234 609
Total equity held by shareholders in parent company	165 432 794	167 021 847	173 428 963	174 910 254
Non - controlling interest	8 358 639	8 692 582	8 774 302	8 983 520
TOTAL OWNERS' EQUITY	173 791 433	175 714 430	182 203 265	183 893 774
TOTAL LIABILITIES AND OWNERS' EQUITY	406 734 461	403 647 152	429 792 225	425 001 209

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

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(In Euros)	FULL 2021	1Q2022	2Q2022	3Q2022	YTD 2022
Sales Revenue	29,251,767	8,500,790	9,664,826	11,220,509	29,386,126
Other income	16,265,991	15,919	46,635	82,079	144,633
Raw materials and consumables used	-8,832,721	-2,510,738	-3,014,845	-4,715,893	-10,241,475
Other operating expense	-4,442,329	-308,274	-719,566	-337,082	-1,364,922
Employee expense	-180,318	-25,525	-60,472	-36,900	-122,897
Depreciation and impairment loss (reversal)	-83,779	-21,663	-21,985	-21,556	-65,204
Other expense	-429,085	-20,854	-26,333	-5,131	-52,318
Operating profit (- loss)	31,549,526	5,629,655	5,868,260	6,186,027	17,683,942
Profit (- loss) from subsidiaries	1,467,502	0	0	0	0
Financial income	23,092	0	0	0	0
Financial expense	-9,034,983	-1,596,458	-1,980,629	-1,920,461	-5,497,548
Other financial income and expenses	2,186,003	165	10,505	5,961	16,631
Profit (- loss) before tax	26,191,140	4,033,362	3,898,136	4,271,527	12,203,025
Income tax expense	-1,083,000	0	0	0	0
Annual period profit (loss)	25,108,140	4,033,362	3,898,136	4,271,527	12,203,025
Profit (loss) from shareholders in parent company	23,224,925	3,797,871	3,677,383	4,062,311	11,537,566
Profit (loss) from minority interests	1,883,214	235,490	220,752	209,216	665,458

CONSOLIDATED STATEMENT OF CASH FLOWS

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(In Euros)	2021	1Q2022	2Q2022	3Q2022
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating profit (loss)	31 549 526	5 629 655	5 868 260	6 186 028
Adjustments:				
Depreciation of non-current assets and decrease in value	89 814	21 663	21 985	69 925
Gain in fair value of investment property	-13 896 034	0	0	0
Other adjustments	-53 763	0	0	-450 724
Total adjustments	-13 859 983	-21 663	21 985	-380 799
Change in inventories	69	0	0	0
Changes in receivables and prepayments related to operating activities	-2 634 835	1 256 734	-120 720	-665 050
Changes in payables and prepayments related to operating activities	4 414 563	-1 255 930	969 870	-245 988
TOTAL CASH FLOWS FROM OPERATING ACTIVITIES	19 469 340	5 652 121	6 739 395	4 894 192
CASH FLOWS FROM INVESTING ACTIVITIES				
	2021	1Q2022	2Q2022	3Q2022
Increase in cash on acquisitions of subsidiaries and businesses	365 696	0	192 454	0
Decrease in cash on acquisitions of subsidiaries and businesses	-1 052 920	0	0	0
Paid in upon acquisition of subsidiaries	-12 748 992	-9 300 000	-6 947 205	-3 685 186
Proceeds from the sale of subsidiaries	2 500	0	0	0
Proceeds from sale of property, plant and equipment	52 299	0	0	0
Loans granted	-1 510 000	0	0	-372 140
Repayments of loans granted	1 527 194	0	0	0
Repayments of loans granted	0	0	-1 105 793	0
TOTAL CASH FLOWS FROM INVESTING ACTIVITIES	-13 364 223	-9 300 000	-7 860 544	-4 057 326
CASH FLOWS FROM FINANCING ACTIVITIES				
	2021	1Q2022	2Q2022	3Q2022
Loans received	58 925 000	30 022 655	22 000 000	0
Repayments of loans received	-55 123 461	-25 121 646	-17 084 788	-4 343 845
Interest paid	-7 430 187	-1 945 631	-2 259 111	-2 357 949
Dividends paid	0	-750 000	-1 350 000	-88 000
Received on share capital increase	1 132 500	0	0	0
TOTAL CASH FLOWS FROM FINANCING ACTIVITIES	-2 496 148	2 205 378	1 306 101	-6 789 795
TOTAL CASH FLOWS	3 608 968	-1 442 501	184 952	-5 952 929
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	11 477 121	15 086 089	13 643 589	13 828 541
CASH AND CASH EQUIVALENTS AT END OF PERIOD	15 086 089	13 643 589	13 828 541	7 875 612

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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Equity attributable to owners of the parent company

(In Euros)	Share capital	Voluntary reserve capital	Subordinated loan	Retained earnings (loss)	Total	Non-controlling interest	Total equity
Balance at 31.12.2021	1 200 000	78 913 462	27 594 495	57 724 837	165 432 794	8 358 639	173 791 433
Profit (loss) for the period				3 797 872	3 797 872	235 491	4 033 362
Other changes in equity				132 910	132 910	98 453	231 363
Dividends declared				-2 238 650	-2 238 650		-2 238 650
Subordination of loan liabilities			367 222		367 222		367 222
Interest on subordinated loans				-470 300	-470 300		-470 300
Balance at 31.03.2022	1 200 000	78 913 462	27 961 717	58 946 668	167 021 847	8 692 583	175 714 430
Profit (loss) for the period				3 677 383	3 677 383	220 752	3 898 136
Other changes in equity				3 093 367	3 093 367	-139 030	2 954 337
Subordination of loan liabilities			111 587		111 587		111 587
Interest on subordinated loans				-475 223	-475 223		-475 223
Balance at 30.06.2022	1 200 000	78 913 462	28 073 304	65 242 196	173 428 962	8 774 305	182 203 266
Profit (loss) for the period				4 062 777	4 062 777	209 216	4 271 993
Other changes in equity				-1 070 364	-1 070 364		-1 070 364
Subordination of loan liabilities			472 756		472 756		472 756
Interest on subordinated loans				-1 983 877	-1 983 877		-1 983 877
Balance at 30.09.2022	1 200 000	78 913 462	26 562 183	68 234 609	174 910 254	8 983 520	183 893 774

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