

Bulk Industrier AS
Consolidated financial statement third quarter 2022

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Bulk Industrier AS

Board of Directors Report – third quarter 2022

Business description

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

The subsidiary of Bulk Industrier AS, Bulk Infrastructure Holding 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 and owner, specializing in industrial buildings, large modern warehouses, cross-dock terminals and logistics parks. We seek to be the preferred partner for our customers, offering prime locations, state-of-the-art facilities and sustainable solutions. The business area was established in 2006 and has demonstrated a significant ability to develop industrial properties for a large and diversified portfolio of customers. In 2022 we will have completed more than 40 development projects since establishment, summing up to more than 500,000 square meters of high quality, flexible and energy efficient facilities. We also own a considerable portfolio of yielding properties, and a vast plot bank, allowing us to take part in value creation in all phases of real estate development and ownership.

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 develops, owns, and controls dark fiber infrastructure with the purpose of enabling renewable energy for large scale data processing. Our fiber infrastructure is modern with high capacity including both subsea and terrestrial systems, designed to improve resilience and diversity. We offer dark fiber, telehousing and cable landing facilities 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
- **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.

Q3 2022 in short

- **Industrial Real Estate:** The Group signed the third stage of the Namron building in September 2022. Projects have been handed over to Kjellmann Office at Lindeberg, and DSV at Vestby during the beginning of September. The Group purchased the remaining 49% of the shares in Bulk Vestby II AS from DSV end of September. Multiple roof top solar projects have been initiated, including agreements with Lettbutikk, DSV and Kjellmann and operative solar systems on PetXL and Leman during the first half year. Development of Bulk Wood, a fully integrated engineering and sustainability initiative with the purpose of replacing steel with wood in the Bulk module is started during the first half year.
- **Data Centers:** New contracts are signed on our data center sites during the third quarter 2022. The sales pipeline is strengthened for all sites, including both Hyperscalers, HPC and industry verticals. Installation of 125MVA sub-station is completed at N01 Campus. The installation ensures immediate access to large scale 100% renewable energy with the highest levels of resilience. Construction has begun on new 10MW data center at N01 Campus, supporting High Performance Computing, enterprise, system integrators and cloud providers. Further, new 1.5MW of white space capacity has been added at OS-IX

data center. The data center at DK01 Campus has entered into a multi-year agreement with Esbjerg Municipality for secure, sustainable, and flexible Colocation of the municipality's IT environment.

- Fiber Networks: The last branch of the Havfrue cable system landed successfully in Ireland in the third quarter 2022 and is expected ready for service in the beginning of Q4 2022. In addition, the two last telehouses on the Inter-City Ring in Norway is on track to be completed in Q4 2022. Following the current security situation in Europe, Bulk Fiber Networks has increased its security activities concerning sub-sea and terrestrial fiber cables in general.
- Group: A subsidiary of Bulk Industrier, Bulk Infrastructure Group AS has completed a new senior unsecured green bond issue of NOK 500 million, with maturity date 15 September 2026. An application will be made for the bonds to be listed on Oslo Børs. The net proceeds from the bond issue will be used in accordance with the green bond framework.
- Bulk Industrier: Bulk Industrier AS has engaged Arctic Securities and DNB Markets, part of DNB Bank ASA, to explore alternatives to raise equity and refinance the senior secured bond BUIN03ISIN NO0010886922.

Report on the third quarter accounts

Total income for the Group was NOK 200.3 million compared to NOK 119.7 million as of September last year. The increase is mainly due to new investment properties in Industrial Real Estate in addition to rental income from OS-IX which is consolidated from January 2022. NOK 104.8 million of total income is generated from Industrial Real Estate third quarter period end, compared to NOK 59.5 million last year. The Data Centers area generated a total income of NOK 87.4 million as of September 2022, compared to NOK 54.8 million last year. The increase is positively affected by the acquisition of the remaining 50% of OS-IX. In the Fiber Networks area, the income as of the third quarter 2022 was NOK 7.1 million compared to NOK 4.2 million in 2021. The Group's operating profit was negative with NOK 48.6 million as of September 2022 compared to positive NOK 246.4 million last year. The decrease is mainly related to the reduced positive fair value change on investment property compared to last year. The net profit for the three quarters was negative NOK 92.7 million, a decrease from NOK 73.6 million last year. The total comprehensive income for the period ended at NOK 78.8 million compared to NOK 70.2 million in 2021. Other comprehensive income is mainly driven by exchange differences in foreign subsidiaries.

Cash and cash equivalents ended at NOK 763.3 million by September 2022, up from NOK 696.3 million at year-end 2021. The equity ratio ended at 30.0 % at the end of the period 2022, a decrease from 39.6 % at year-end 2021. Mortgage debt increased by NOK 866.2 million during the first three quarters of 2022, mainly due to new construction loans and the acquisition of OS-IX. Current liabilities increased by NOK 377.9 million during the period. The increase is mainly due to increased mortgage debt, with corresponding short-term portion.

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 Group's 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 rates. The distribution of fixed and floating interest rates was 11/89 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 three quarters of 2022. 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 - The Group is experiencing an increased uncertainty related to the transaction market for commercial real estate. This is driven by changes in fundamental macroeconomic factors, hereunder interest rates, consumer price index and yield expectations. The Group is currently set up to take advantage of potential investment opportunities and is following the market to identify these.

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 5.8 years September 30 last year to 8.3 years as of September 30, 2022. 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 1 % as of September 30, 2022.

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, 2021, 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 frequent basis.

Health, safety and environment

The Group implemented an employee engagement platform approximately one year ago. The platform conducts continuous surveys throughout the organization and gathers data of the employee's well-being. With the current data collected, the Group has the possibility to compare to other organizations, analyze and act on employee feedback. The results are monitored by HR and each team manager and discussed in regular team meetings. As a result of the Coronavirus outbreak the majority of the employees have been working from home in the beginning of year with exception of critical operations personnel. There has been a fully functional Business Continuity team in place from March 2020. 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 as of September 2022.

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 leasing new and modern industrial properties remains high and we expect continued demand going forward. The Group has in the first three quarters of 2022 signed three lease agreements for existing properties. Bulk is also involved in zoning and development of new industrial real estate locations, both alone and in partnerships.

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 its fully owned subsidiaries, improved its position for taking a substantial market share of this growth going forward with new capacity developed in 2021 and 2022, and additional plots suitable for data center secured in both Norway and Denmark. Data Centers has a number of expansion projects across its data center sites in Norway. The construction of a 10MW data center has begun at N01 Campus, and white space capacity of 1.5 MW at OS-IX is added. To meet demand for low cost and renewable powered data center capacity, a further 160,000 meters of levelled land will be complete at the N01 Campus, in readiness for a 40MW data center. 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 customers added during the first three quarters of 2022.

Fiber networks - The strong growth in data processing and storage drives the demand for new investments in underlying fiber infrastructure, including both subsea and terrestrial systems. Bulk is well positioned as a leading provider of large capacity transport fiber, both going into the Nordics and within the Nordics. Several of Bulk's new systems is completed and operational during the first three quarters 2022: The Havfrue System, connecting the US and the Nordics is fully operational between the US, Norway, and Denmark, and will also be ready for service to Ireland in Q4 2022. The Havsil System, the shortest route connecting Norway with continental Europe, was completed and operational in Q1 2022. The capacity of the Havsil System more than doubles the total capacity existing over any other subsea system connecting into Norway, providing almost "unlimited" capacity for the years to come. The Norwegian Inter-City Ring is fully completed and operational and the two last telehouses will come in

place during Q4 2022. We continue to explore opportunities for new fiber network developments being strategic enablers renewable energy sources for the international data center market. The underlying recurring revenue growth across our fiber networks portfolio is positive.

Subsequent events

There are no material subsequent events after the reporting period.

Oslo, November 3, 2022

The Board of Bulk Industrier AS

A handwritten signature in blue ink, appearing to read 'Peder Nærbø', written over a light blue horizontal line.

Peder Nærbø
Founder and Executive Chair

Bulk Industrier AS

Consolidated financial statement third quarter 2022

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Disclaimer

Responsibility Statement

Bulk Industrier AS
Consolidated statement of profit and loss and other comprehensive income
For the quarter ended 30 September 2022

(NOK '000)	Notes	Quarter ended		YTD		Year ended
		30.09.2022 Unaudited	30.09.2021 Unaudited	30.09.2022 Unaudited	30.09.2021 Unaudited	31.12.2021 Audited
Rental income	2	43 119	26 006	118 204	59 920	83 342
Revenue property sales	2,3	-	-	-	-	182 537
Revenue from sales	2	17 970	18 351	54 943	47 434	64 545
Gain from sale of investment property	2,3	-2 899	-	-2 899	-4 777	-
Other revenue	2	13 171	5 687	30 045	17 254	35 248
Total revenue and other income		71 360	50 044	200 293	119 831	365 673
Property-related expenses	2	6 246	3 727	14 736	9 960	12 269
Cost of property sales	2,3	-	-	-	-	173 883
Cost of sales	2	13 859	12 682	44 862	38 033	61 291
Other cost	2	77 654	54 623	223 860	165 087	257 356
Total expenses		97 759	71 031	283 458	213 081	504 800
Operating profit before fair value adjustments on investment properties		-26 399	-20 987	-83 165	-93 250	-139 127
Fair value adjustments on investment properties	3	-	13 701	34 581	339 671	1 352 819
Operating profit		-26 399	-7 286	-48 584	246 421	1 213 692
Share of profit/loss(-) of investments accounted for using the equity method		214	16 157	3 301	15 820	77 267
Remeasurement gain of previous held equity investments		-	-	90 056	-	-
Finance income	2	43 182	3 592	82 931	21 876	18 867
Finance costs	2	97 684	47 262	234 090	149 480	205 391
Fair value adjustments on derivatives	2,4	4 148	2 284	32 041	4 462	4 901
Net financial items		-50 140	-25 229	-25 761	-107 322	-104 357
Profit before income tax		-76 539	-32 516	-74 345	139 100	1 109 335
Income tax expense		220	502	18 347	65 506	267 563
Profit for the period		-76 759	-33 018	-92 692	73 594	841 772
Other comprehensive income						
<i>Items that may be reclassified to profit and loss</i>						
Exchange differences on translation on foreign operations		899	45	13 923	-3 367	-6 417
Other comprehensive income for the year, net of tax		899	45	13 923	-3 367	-6 417
Total comprehensive income		-75 860	-32 974	-78 770	70 227	835 355
<i>Attributable to:</i>						
Shareholders in the parent Company		-54 975	-35 021	-86 010	6 101	311 363
Non-controlling interests		-20 885	2 048	7 240	64 125	523 992
Earnings per share basic and diluted (NOK)	5	-544 310	-350 213	-851 581	61 014	3 113 629

Consolidated balance sheet

(NOK '000)	Notes	YTD 30.09.2022 Unaudited	30.09.2021 Unaudited	Year ended 31.12.2021 Audited
Assets				
<i>Intangible fixed assets</i>				
Goodwill	6	2 070	16 948	-
Other intangible assets	6	2 270	1 557	1 445
Total intangible assets		4 340	18 504	1 445
<i>Other non-current assets</i>				
Investment property	3	4 925 357	2 930 510	4 184 248
Property, plant & equipment	7	2 295 860	1 408 333	1 328 690
Investment in Associated company		183 030	262 457	289 212
Receivable from related party	8	15 915	13 479	10 229
Derivative financial instruments	8	28 032	986	1 139
Other receivables	8	30 762	5 437	22 468
Investment in shares	8	15 514	11 798	11 504
Right-of-use assets	9	211 948	29 335	175 101
Total other non-current assets		7 706 418	4 662 336	6 022 592
Total non-current assets		7 710 758	4 680 840	6 024 037
<i>Current assets</i>				
Inventories		7 972	5 900	5 484
Property under development - inventory	3	-	155 684	-
Receivable from related party	8	135	-	82 680
Trade and other receivables	8	182 463	166 699	169 724
Investment in shares	8	-	398	-
Receivable parent company Group restructuring		-	-	171 553
Cash and cash equivalents	8	763 329	667 637	696 325
Total current assets		953 899	996 318	1 125 767
Total assets		8 664 657	5 677 159	7 149 804

Consolidated balance sheet

(NOK '000)	Notes	YTD 30.09.2022 Unaudited	30.09.2021 Unaudited	Year ended 31.12.2021 Audited
Equity and liabilities				
<i>Paid in equity</i>				
Ordinary shares		101	100	100
Total paid in equity	5	101	100	100
<i>Retained earnings</i>				
Retained earnings		693 708	568 285	783 107
Total retained earnings	5	693 708	568 285	783 107
Non-controlling interests	5	1 901 990	1 409 903	2 047 768
Total equity		2 595 798	1 978 288	2 830 974
<i>Non-current liabilities</i>				
Bond loan	10	2 907 552	2 407 364	2 460 610
Borrowings	8	1 947 865	792 707	1 081 665
Derivative financial instruments	4	3 536	9 825	9 540
Lease liabilities	9	27 774	26 378	31 885
Contract liabilities		40 449	24 509	30 765
Other long-term liabilities	8	33 651	48 029	33 634
Deferred tax liabilities		349 595	122 715	290 204
Total non-current liabilities		5 310 422	3 431 526	3 938 303
<i>Current liabilities</i>				
Trade payables	8	77 813	31 578	75 148
Short-term portion of borrowings	8	506 200	90 100	140 618
Short-term portion of derivatives	4,8	460	1 279	1 279
Short-term portion of lease liabilities	9	8 364	4 124	8 144
Contract liabilities		2 129	1 290	1 308
Other payables	8	163 471	138 974	154 029
Total current liabilities		758 437	267 345	380 527
Total liabilities		6 068 859	3 698 870	4 318 830
Total equity and liabilities		8 664 657	5 677 159	7 149 804

Oslo, November 3, 2022
The Board of Bulk Industrier AS



Peder Nærbø
Founder and Executive Chair

Consolidated statement of changes in equity

(NOK '000)

	Note	Paid in equity Share capital	Exchange differences on translation on foreign operations	Retained earnings	Non-controlling interests	Total equity
01.01.2021		100	5 526	413 754	735 637	1 155 016
Profit of the period				7 859	65 735	73 594
Other comprehensive income - currency	2		-1 758		-1 609	-3 367
Dividend approved				-6 990		-6 990
Capital increase				145 399	616 852	762 251
Transaction with non-controlling interest				6 711	-6 711	-
Other changes				-2 216		-2 216
30.09.2021		100	3 768	564 518	1 409 903	1 978 288
01.01.2022		100	2 146	773 267	2 055 461	2 830 974
Profit of the period				-88 747	-3 946	-92 692
Capital increase - B share		1				1
Other comprehensive income - exchange differences	2		7 332		6 591	13 923
Adjustment of minority share				-4 417	4 417	-
Transaction with non-controlling interest					-160 533	-160 533
Other changes				4 126		4 126
30.09.2022		101	9 478	684 230	1 901 990	2 595 798

Cashflow statement - consolidated

(NOK '000)	Note	Quarter ended		YTD		Year ended
		30.09.2022	30.09.2021	30.09.2022	30.09.2021	31.12.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
Cash flow from operations						
Profit before income taxes		-76 539	-32 516	-74 345	139 100	1 109 335
Adjust for:						
Depreciation	5,6	18 072	8 697	53 478	25 986	53 097
Fair value adj. on investment properties	3	-	-13 701	-34 581	-339 671	-1 352 819
Share of profit/loss(-) of investments accounted for using the equity method		-214	-	-3 301	-15 820	-77 267
Remeasurement gain of previous held equity investments		-	-	-90 056	-	-
Finance income		-43 182	-19 746	-82 931	-21 873	-18 867
Finance costs		97 684	47 259	234 090	149 477	205 391
Fair value adj. on derivatives		-4 148	-2 284	-32 041	-4 462	-4 901
Cashflow before change in working capital		-8 327	-12 290	-29 687	-67 264	-86 030
Change in working capital						
Trade and other receivables		44 892	-4 343	-26 860	-17 598	-122 172
Trade and other payables		-29 422	-7 128	26 202	-95 546	-26 332
Property under development - inventory	3	-	-38 880	-	-95 951	62 759
Net cash flow from operations (A)		7 143	-62 641	-30 344	-276 359	-171 775
Cash flow from investments						
Purchase and improvements of investments property	3	-112 799	-80 981	-703 039	-813 359	-1 093 011
Sale of real estate infrastructure	3	-	-	29 647	-	-
Purchase of shares		-4 011	-7 000	-4 011	-7 000	-
Dividend received		1 574	-	2 711	-	650
Purchase of shares in associated companies		-	-	-195 374	-	-761
Purchase of shares in subsidiaries		-160 533	-	-160 533	-	-
Sale of fiber infrastructure	7	-	-	-	203 944	206 074
Purchase of fixed assets	7	-126 238	-77 274	-289 387	-251 057	-321 275
Net cash flow from investments (B)		-402 006	-165 255	-1 319 984	-867 472	-1 208 324
Cash flow from financing						
Sale of shares in group companies		-	-	-	-	62 530
Finance cost paid including interest paid on derivatives		-67 772	-40 929	-190 489	-143 147	-187 438
Interest received		6 086	3 592	8 938	21 876	1 263
Proceeds from Borrowings	8	910 621	233 579	1 378 724	607 965	1 000 687
Change in other long-term liabilities		-1 284	-	17	-	-14 366
Change in receivable related party		1 747	-	227 624	-	-181 783
Principal paid on lease liabilities	9	-979	60	-5 494	-2 376	-4 163
Interest paid on lease liabilities	9	-592	-470	-1 988	-1 431	-2 064
Share issue		-	499 785	-	762 251	877 146
Dividend paid		-	-	-	-6 990	-
Group restructuring		-	-	-	-	-48 710
Net cash flow from financing (C)		847 828	695 616	1 417 332	1 238 148	1 503 104
Net change in cash and cash equivalents (A+B+C)		452 964	467 720	67 004	94 317	123 006
Cash and cash equivalents at the beginning of the period		310 365	199 917	696 325	573 320	573 320
Cash and cash equivalents at the end of the period		763 329	667 637	763 329	667 637	696 325
Restricted funds		2 875	1 515	2 875	1 515	4 494

Notes to the consolidated accounts for the third quarter 2022

Note 1 General information

Bulk Industrier AS is a limited liability company registered in Norway. The head office of the company is in Karenslyst Allé 53, Oslo, Norway. The company is the parent company of the holding company, Bulk Infrastructure Holding AS. Bulk Infrastructure Holding is in turn the parent company of real estate and infrastructure group, Bulk Infrastructure Group 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 2021 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, 2021. Please refer to Note 2 - Accounting principles to the Consolidated Financial Statement in the 2021 annual report for information on the Group's accounting policies. The annual report is available on www.bulkindustrier.no.

Notes to the consolidated accounts for the third quarter 2022

Bulk Infrastructure Group AS has the following strategic operating segments by 30.09.22 presented in accordance with internal reporting to management

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

Note 2 Segment information

Operating profit and loss by segment third quarter 2022

(NOK '000)	Industrial Real Estate Quarter ended		Data Centers Quarter ended		Fiber Networks Quarter ended		Group/other Quarter ended		Eliminated Quarter ended		Total Quarter ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Rental income	38 238	26 006	4 881	-	-	-	-	-	-	-	43 119	26 006
Revenue from sales*	-	-	16 655	16 755	1 314	1 597	-	-	-	-	17 970	18 351
Gain from sale of investment property	-2 899	-	-	-	-	-	-	-	-	-	-2 899	-
Other revenue*	3 073	2 382	10 082	2 951	567	-	18 173	8 084	-18 725	-7 731	13 171	5 687
Total revenue and other income	38 412	28 388	31 618	19 706	1 881	1 597	18 173	8 084	-18 725	-7 731	71 360	50 044
Property-related expenses	4 951	3 727	1 296	-	-	-	-	-	-	-	6 246	3 727
Cost of sales**	-	-	10 618	11 119	3 241	1 563	-	-	-	-	13 859	12 682
Other cost**	14 160	12 840	55 464	28 495	11 572	7 939	15 182	13 079	-18 725	-7 731	77 654	54 623
Total expenses	19 111	16 567	67 378	39 615	14 813	9 502	15 182	13 079	-18 725	-7 731	97 759	71 031
Operating profit before fair value adjustments on investment properties	19 302	11 822	-35 760	-19 909	-12 932	-7 905	2 992	-4 994	-	-	-26 399	-20 987
Fair value adjustments on investment properties	-	13 701	-	-	-	-	-	-	-	-	-	13 701
Operating profit	19 302	25 522	-35 760	-19 909	-12 932	-7 905	2 992	-4 994	-	-	-26 399	-7 286
Net financial items	-15 559	-6 869	-10 793	963	-2 240	-864	-21 549	-18 460	-	-	-50 140	-25 229
Profit before income tax	3 743	18 654	-46 553	-18 946	-15 172	-8 769	-18 557	-23 454	-	-	-76 539	-32 516
Income tax expense	711	502	-491	-	-	-	-	-	-	-	220	502
Profit for the period	3 032	18 151	-46 062	-18 946	-15 172	-8 769	-18 557	-23 454	-	-	-76 759	-33 018
Exchange differences on translation on foreign operations	-924	64	2 189	-32	-366	12	-	-	-	-	899	45
Other comprehensive income for the year, net of tax	-924	64	2 189	-32	-366	12	-	-	-	-	899	45
Total comprehensive income	2 108	18 215	-43 873	-18 978	-15 538	-8 757	-18 557	-23 454	-	-	-75 860	-32 974

*Electricity income is reclassified from "Revenue from sales" to "Other revenue" in 2021 figures to align with 2022 presentation, which is deemed more appropriate for the nature of revenues.

**Electricity is reclassified from "Cost of sales" to "Other costs" in 2021 figures to align with 2022 presentation, which is deemed more appropriate for the nature of costs.

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

Notes to the consolidated accounts for the third quarter 2022

Note 2 part 2 Segment information continues

Operating profit and loss by segment 30.09.2022, YTD figures (NOK '000)	Industrial Real Estate YTD		Data Centers YTD		Fiber Networks YTD		Group/other YTD		Eliminated YTD		Total YTD	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Rental income	103 472	59 920	14 732	-	-	-	-	-	-	-	118 204	59 920
Revenue from sales	-	-	48 372	43 203	6 570	4 231	-	-	-	-	54 943	47 434
Gain from sale of investment property	-2 899	-4 777	-	-	-	-	-	-	-	-	-2 899	-4 777
Other revenue	4 242	4 359	24 330	11 587	567	-	47 159	31 059	-46 252	-29 751	30 045	17 254
Total revenue and other income	104 815	59 502	87 434	54 790	7 137	4 231	47 159	31 059	-46 252	-29 751	200 293	119 831
Property-related expenses	10 458	9 960	4 278	-	-	-	-	-	-	-	14 736	9 960
Cost of sales	-	-	33 109	33 447	11 752	4 586	-	-	-	-	44 862	38 033
Other cost	38 625	30 454	146 056	87 977	29 621	45 399	55 811	31 009	-46 252	-29 751	223 860	165 087
Total expenses	49 083	40 414	183 443	121 424	41 373	49 985	55 811	31 009	-46 252	-29 751	283 458	213 081
Operating profit before fair value adjustments on investment properties	55 732	19 087	-96 009	-66 634	-34 236	-45 753	-8 653	50	-	-	-83 165	-93 250
Fair value adjustments on investment properties	34 581	339 671	-	-	-	-	-	-	-	-	34 581	339 671
Operating profit	90 313	358 759	-96 009	-66 634	-34 236	-45 753	-8 653	50	-	-	-48 584	246 421
Net financial items	-11 138	-24 066	62 603	-2 900	-9 923	-2 876	-67 304	-77 479	-	-	-25 761	-107 322
Profit before income tax	79 175	334 692	-33 406	-69 534	-44 159	-48 629	-75 956	-77 429	-	-	-74 345	139 100
Income tax expense	18 437	65 506	-89	-	-	-	-	-	-	-	18 347	65 506
Profit for the period	60 739	269 187	-33 316	-69 534	-44 159	-48 629	-75 956	-77 429	-	-	-92 692	73 594
Exchange differences on translation on foreign operations	8 947	150	5 305	-3 524	-329	7	-	-	-	-	13 923	-3 367
Other comprehensive income for the year, net of tax	8 947	150	5 305	-3 524	-329	7	-	-	-	-	13 923	-3 367
Total comprehensive income	69 686	269 337	-28 011	-73 058	-44 488	-48 622	-75 956	-77 429	-	-	-78 770	70 227

*Electricity income is reclassified from "Revenue from sales" to "Other revenue" in 2021 figures to align with 2022 presentation, which is deemed more appropriate for the nature of revenues.

**Electricity is reclassified from "Cost of sales" to "Other costs" in 2021 figures to align with 2022 presentation, which is deemed more appropriate for the nature of costs.

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

Notes to the consolidated accounts for the third quarter 2022

Note 2 part 3 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, QTD figures (NOK '000)	Industrial Real Estate Quarter ended		Data Centers Quarter ended		Fiber Networks Quarter ended		Group/other Quarter ended		Eliminated Quarter ended		Total Quarter ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Rental income	38 238	26 006	4 881	-	-	-	-	-	-	-	43 119	26 006
Revenue from sales	-	-	16 655	16 755	1 314	1 597	-	-	-	-	17 970	18 351
Gain from sale of investment property	-2 899	-	-	-	-	-	-	-	-	-	-2 899	-
<i>Other revenue</i>												
- Shared costs tenants	3 073	2 382	701	352	-	-	-	-	-	-	3 774	2 734
- Electricity*	-	-	9 381	2 599	567	-	-	-	-	-	9 948	2 599
- Business management/other	-	-	-	-	-	-	18 173	8 084	-18 725	-7 731	-551	354
Total revenue from contracts with customers	38 412	28 388	31 618	19 706	1 881	1 597	18 173	8 084	-18 725	-7 731	71 360	50 044

Segments, YTD figures	Industrial Real Estate YTD		Data Centers YTD		Fiber Networks YTD		Group/other YTD		Eliminated YTD		Total YTD	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Rental income	103 472	59 920	14 732	-	-	-	-	-	-	-	118 204	59 920
Revenue property sales	-	-	-	-	-	-	-	-	-	-	-	-
Revenue from sales	-	-	48 372	43 203	6 570	4 231	-	-	-	-	54 943	47 434
Gain from sale of investment property	-2 899	-4 777	-	-	-	-	-	-	-	-	-2 899	-4 777
<i>Other revenue</i>												
- Shared costs tenants	4 242	4 359	3 783	739	-	-	-	-	-	-	8 025	5 098
- Electricity*	-	-	20 547	10 848	567	-	-	-	-	-	21 114	10 848
- Business management/other	-	-	-	-	-	-	47 159	31 059	-46 252	-29 751	907	1 308
Total revenue from contracts with customers	104 815	59 502	87 434	54 790	7 137	4 231	47 159	31 059	-46 252	-29 751	200 293	119 831

*Electricity income is reclassified from "Revenue from sales" to "Other revenue" in 2021 figures to align with 2022 presentation, which is deemed more appropriate for the nature of revenues.

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 the third quarter 2022

Note 3 Investment property

Investment property (NOK '000)	YTD		Year ended
	30.09.2022	30.09.2021	31.12.2021
Fair value 1.1	4 184 248	1 777 179	1 777 179
Additions:			
- Capital expenditure	571 593	203 743	399 046
- Acquisition of property	131 446	657 014	693 965
- Sale of real estate infrastructure	-29 647	-	-
- Minority share of acquisition of property	-	-	18 702
Transferred to property under development	-	-40 134	-43 160
Currency translation on property in foreign subsidiaries	33 137	-6 963	-14 304
Changes in fair value	34 581	339 671	1 352 819
Fair value 30.09	4 925 357	2 930 510	4 184 248

Income and expenses from investment property

Income from rent	103 472	59 920	83 342
Other revenue - shared cost tenants	4 242	4 359	5 685
Expenses related to leased property	14 736	9 960	12 269

Notes to the consolidated accounts for the third quarter 2022

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, 2022. Please refer to Note 2 - Accounting principles of the Consolidated Financial Statement in the 2021 annual report for further information.

Property under development (NOK '000)	YTD		Year ended
	30.09.2022	30.09.2021	31.12.2021
Value 1.1	-	19 599	19 599
Additions:			
- Reclassification from investment property	-	40 134	43 160
- Additions	-	95 951	112 181
- Sale of property under development	-	-	-174 939
Inventory value 30.09	-	155 684	-

Notes to the consolidated accounts for the third quarter 2022

Note 4 Derivative financial instruments

(NOK '000)	YTD		Year ended
	30.09.2022	30.09.2021	31.12.2021
Interest rate swaps	28 032	986	1 139
Total assets	28 032	986	1 139

Interest rate swaps	-3 996	-11 104	-10 819
Total liabilities	-3 996	-11 104	-10 819

Interest rate swaps

	30.09.2022	30.09.2021	31.12.2021
Nominal amount interest rate swaps	-424 060	-199 060	-199 060
Total nominal amount	-424 060	-199 060	-199 060

Notes to the consolidated accounts for the third quarter 2022

Note 5 Paid in equity and shareholders

	YTD		Year ended
	30.09.2022	30.09.2021	31.12.2021
Share capital	100 000	100 000	100 000

Change in paid in equity and share premium:

	Total shares			Share capital (IN NOK)		
	30.09.2022	30.09.2021	31.12.2021	30.09.2022	30.09.2021	31.12.2021
Ordinary shares						
Issued stock and paid in capital						
At the beginning of the year	100	100	100	100 000	100 000	100 000
Capital increase	-	-	-	-	-	-
At the end of the period	100	100	100	100 000	100 000	100 000
B shares						
Issued stock and paid in capital						
At the beginning of the year						
Capital increase	1	-	-	1 000	-	-
At the end of the period	1	-	-	1 000	-	-

The total number of shares are 101, each valued at NOK 1,000, and NOK 101,000 in total.

The company's largest shareholders at 30.09.22

Largest shareholders	Type of account	Country	Number of ordinary shares	Share %	Number of B-shares	Share of votes
Green Keeper AS	A and B	Norway	100	100 %	1	100 %
Total number of shares at 30.09			100	100 %	1	100 %

Shareholder loan - Related party disclosures

	YTD		Year ended
	30.09.2022	30.09.2021	31.12.2021
Short-term mortgage to shareholder	15 914 892	27 587 965	22 830 161

Mortgages are charged with an interest rate of 1.6 % p.a., in line with the normal interest rate for the taxation of low-cost loans from an employer. The incurred interest was NOK 193,889 as of September 2022 and NOK 277,772 in the same period 2021.

Mortgage to shareholder was partly allocated to Green Keeper AS as part of the Group the restructuring in 2021.

Dividend

No dividend was approved or paid in 2022 as of 30.09.2022.

Average number of shares

Basic and diluted earnings per share are calculated by dividing total comprehensive income attributable to shareholders in the parent Company by the weighted average number of ordinary shares outstanding during the year.

	30.09.2022	30.09.2021	31.12.2021
Total comprehensive income, net of tax, attributable to shareholders in the parent Company	-86 009 645	6 101 377	311 362 936
Weighted average number of outstanding shares	101	100	100
Basic and diluted earnings per share	-851 581	61 014	3 113 629

Notes to the consolidated accounts for the third quarter 2022

Note 6 Intangible assets

(NOK '000)	Goodwill	Software licenses	Other intangible assets	Total
<i>Cost</i>				
Balance at January 1, 2022	16 948	1 895	1 053	19 896
Additions	2 070	-	15	2 085
Acquisition of OS-IX			1 267	1 267
Balance at September 30, 2022	19 018	1 895	2 336	23 248
Balance at January 1, 2021	16 948	1 895	3 695	22 538
Additions	-	-	4	4
Transfer to property, plant & equipment	-	-	-2 644	-2 644
Balance at September 30, 2021	16 948	1 895	1 055	19 898
<i>Accumulated amortization and impairment</i>				
Balance at January 1, 2022	16 948	1 380	123	18 451
Amortization charge for the period	-	247	210	458
Balance at September 30, 2022	16 948	1 627	334	18 909
Balance at January 1, 2021	-	1 013	49	1 062
Amortization charge for the period	-	275	56	331
Balance at September 30, 2021	-	1 288	105	1 393
Net book value				
At January 1, 2022	-	515	930	1 445
At September 30, 2022	2 070	268	2 002	4 340
At January 1, 2021	16 948	882	3 646	21 475
At September 30, 2021	16 948	607	950	18 504

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 the third quarter 2022

Note 7 Property, plant & Equipment

(NOK '000)

	Datacenter buildings	Datacenter technical infrastructure	Datacenter land	Under construction	Other fixed assets	Fiber infrastructure	Total
Accumulated cost							
Balance at January 1, 2022	213 212	430 859	122 556	67 224	25 727	578 227	1 437 804
Additions	2 621	56 105	5 551	158 519	7 253	57 253	287 301
Other adjustments - currency	7 819	507	415	483	-	3 840	13 064
Reclassification to Right-of-use assets	-	-	-	-	-	-40 690	-40 690
Acquisition of OS-IX	480 278	389 885	36 395	56 640	-	-	963 198
Balance at September 30, 2022	703 930	877 355	164 917	282 866	32 980	598 629	2 660 677
Balance at January 1, 2021	215 612	318 696	110 893	25 902	22 945	770 135	1 464 184
Additions	2 284	82 625	10 291	26 713	606	128 534	251 053
Disposals	-	-	-	-	-	-203 944	-203 944
Transfer from assets under construction	-	-	-	-	-	-	-
Reclassification from intangible assets	-	-	-	2 644	-	-	2 644
Exchange differences	-5 744	-233	-208	-231	-	-	-6 416
Balance at September 30, 2021	212 153	401 088	120 976	55 028	23 551	694 726	1 507 522
Accumulated depreciation							
Balance at January 1, 2022	17 939	56 191	3 015	-	15 761	16 210	109 114
Depreciation charge for the period	13 776	25 109	608	-	5 045	8 483	53 020
Other adjustments - currency	1 117	1 198	27	-	-	183	2 525
Acquisition of OS-IX	119 433	80 724	-	-	-	-	200 157
Balance at September 30, 2022	152 265	163 222	3 649	-	20 806	24 875	364 817
Balance at January 1, 2021	9 935	41 831	2 170	-	12 549	7 461	73 946
Depreciation charge for the period	6 243	11 017	648	-	2 744	5 003	25 655
Other adjustments - currency	-93	-303	-16	-	-	-	-412
Balance at September 30, 2021	16 085	52 545	2 802	-	15 293	12 464	99 189
Net book value							
At January 1, 2022	195 273	374 668	119 542	67 224	9 966	562 017	1 328 690
At September 30, 2022	551 665	714 133	161 268	282 866	12 174	573 754	2 295 860
At January 1, 2021	205 678	276 865	108 723	25 902	10 396	762 674	1 390 238
At September 30, 2021	196 068	348 543	118 174	55 028	8 259	682 262	1 408 333
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 the third quarter 2022

Note 8 Financial assets and liabilities

(NOK '000)	YTD				Year ended	
	Carrying amount as at 30.09.2022	Fair value as at 30.09.2022	Carrying amount as at 30.09.2021	Fair value as at 30.09.2021	Carrying amount as at 31.12.2021	Fair value as at 31.12.2021
<i>Financial assets at fair value through profit or loss</i>						
Interest rate swaps	28 032	28 032	986	986	1 139	1 139
Total financial assets at fair value	28 032	28 032	986	986	1 139	1 139
<i>Financial assets at amortised cost</i>						
Receivable from related party - non-current	15 915	15 915	13 479	13 479	10 229	10 229
Other receivables - non-current	30 762	30 762	5 437	5 437	22 468	22 468
Investment in shares - non-current	15 514	15 514	11 798	11 798	11 504	11 504
Receivable from related party - current	135	135	-	-	82 680	82 680
Trade and other receivables	182 463	182 463	166 699	166 699	169 724	169 724
Investment in shares - current	-	-	398	398	-	-
Receivable parent company Group restructuring	-	-	-	-	171 553	171 553
Total financial assets at amortised cost	244 788	244 788	197 812	197 812	468 159	468 159
Cash and cash equivalents	763 329	763 329	667 637	667 637	696 325	696 325
Total financial assets	1 036 149	1 036 149	866 434	866 434	1 165 624	1 165 624
Total current	945 927	945 927	834 734	834 734	1 120 283	1 120 283
Total non-current	90 222	90 222	31 700	31 700	45 341	45 341
<i>Financial liabilities at fair value through profit or loss</i>						
Interest rate swaps	3 996	3 996	11 104	11 104	10 819	10 819
Total financial liabilities at fair value	3 996	3 996	11 104	11 104	10 819	10 819
<i>Financial liabilities at amortised cost</i>						
Bond loan	2 907 552	2 907 552	2 407 364	2 407 364	2 460 610	2 460 610
Borrowings	1 947 865	1 947 865	792 707	792 707	1 081 665	1 081 665
Short-term portion of borrowings	506 200	506 200	90 100	90 100	140 618	140 618
Other long-term liabilities	33 651	33 651	48 029	-	33 634	33 634
Non-registered capital increase	-	-	-	-	-	-
Trade payables	77 813	77 813	31 578	31 578	75 148	75 148
Other payables	163 471	163 471	138 974	138 974	154 029	154 029
Total financial liabilities at amortised cost	5 636 552	5 636 552	3 508 751	3 460 722	3 945 704	3 945 704
Total financial liabilities	5 640 548	5 640 548	3 519 855	3 471 827	3 956 524	3 956 524
Total current	747 944	747 944	261 931	261 931	371 074	371 074
Total non-current	4 892 604	4 892 604	3 257 925	3 257 925	3 585 450	3 585 450

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 September 30, 2022 and carrying amount of the borrowings is considered not to be significantly different from the fair value. Fair value of derivatives are based on mark to market reports received from banks.

Fair value hierarchy

The Group uses financial hierarchy under IFRS 13 for determining and disclosing the fair value of financial instruments by valuation techniques. Below table presents fair value measurement to the Group's assets and liabilities at June 30, 2022.

September 30, 2022 Assets (NOK '000)	Level 1	Level 2	Level 3	Total
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Financial assets at fair value through profit or loss

Interest rate swaps		28 032		28 032
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September 30, 2022 Liabilities (NOK '000)	Level 1	Level 2	Level 3	Total
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Financial liabilities at fair value through profit or loss

Interest rate swaps		3 996		3 996
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September 30, 2021 Assets (NOK '000)	Level 1	Level 2	Level 3	Total
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Financial assets at fair value through profit or loss

Interest rate swaps

September 30, 2021 Liabilities (NOK '000)	Level 1	Level 2	Level 3	Total
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Financial liabilities at fair value through profit or loss

Interest rate swaps		11 104		11 104
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The fair value of financial instruments traded in an active market is based on unadjusted quoted market prices for identical assets or liabilities at the balance sheet date and are included in level 1. For Bulk this category is not relevant as of period close.

Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly, are level 2 inputs. For Bulk this will typically apply for interest rate swaps, which are over-the-counter derivatives.

Level 3 inputs are unobservable inputs and are applied when relevant observable inputs are not available. The fair values presented in this category are mainly based on internal assumptions. There were no transfers between any of the levels during the reporting period.

Notes to the consolidated accounts for the third quarter 2022

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

Right of use assets (NOK '000)	Seafiber	Office equipment	Land and buildings	Motor vehicles	Terrestrial fiber	Total
Balance at 01 January	20 018	85	18 705	-	136 434	175 242
Depreciations	1 322	85	3 751	296	1 882	7 336
Additions	1 465	254	-	373	42 573	44 664
Adjustments	-	-85	-527	-11	-	-622
Balance at 30 September	20 160	169	14 428	67	177 124	211 948

Lease liabilities

Maturity analysis - contractual undiscounted cash flows	30.09.2022	30.09.2021
Less than one year	8 364	4 124
Between one and five years	19 827	16 296
More than five years	20 420	22 633
Total undiscounted lease liabilities at 30 September	48 611	43 054
Lease liabilities included in the statement of financial position at 30 September	36 137	30 502

Amount recognised in profit or loss

	30.09.2022
Interest on lease liabilities	1 988

Amount recognised in cash flow statement

Total cash flow from leases	7 482
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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 the third quarter 2022

Note 10 Bond loan

Bulk Industrier AS 20/23 FRN - BUIN03

Bulk Industrier AS issued a 3 year NOK 1 100 million senior secured FRN bond 14 July 2020 (20/23). The bond issue replaced the previous bond BUIN01 ISIN NO0010824188. The Group further performed a tap issue of additional NOK 400 million on the unsecured bond on 1 July 2021.

Specification

ISIN	NO0010886922
Ticker Oslo Stock Exchange	BUIN
Maturity date	14.07.2023
Amount	NOK 1,500,000,000
Coupon	Nibor 3m + 6.25%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

Financial covenants

Operating company (Bulk Infrastructure Group AS) equity ratio > 35 %.

Minimum liquidity of no less than NOK 50,000,000.

Incurrence test

The incurrence test is met if net bond debt to adjusted book equity ratio is maximum 1.75x.

Security

First priority pledge over the issuer's shares in Bulk Infrastructure Holding AS.

Valuation

The bond was listed at Oslo Stock Exchange 9 December 2020.

The fair value of the bond is estimated to be equal to the face value of the bond.

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
Ticker Oslo Stock Exchange	BISG
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 was listed at Oslo Stock Exchange 15 September 2020.

Bulk Infrastructure Group AS 22/26 FRN

Bulk Infrastructure Group AS issued a new senior unsecured green bond of NOK 500 million 9 September 2022. An application will be made for the bond to be listed on Oslo Børs. The net proceeds from the bond will be utilized in accordance with the green bond framework.

Specification

ISIN	NO0012701269
Maturity date	15.09.2026
Amount	NOK 500,000,000
Coupon	Nibor 3m + 6,5%
Coupon type	FRN
Coupon frequency	Quarterly
Trustee	Nordic Trustee AS

Financial covenants

Equity ratio > 35%.

Security

Unsecured.

Listing

The bond is not listed as of 30 September, 2022.

Notes to the consolidated accounts for the third quarter 2022

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.

There are no material subsequent events after the reporting period.

Notes to the consolidated accounts for the third quarter 2022

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 2021. 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 Industrier AS

The Board of Directors have today treated and approved the third quarter report for Bulk Industrier AS, the consolidated accounts of the Group, as of September 30, 2022. 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 September 30, 2022.

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 third quarter report 2022 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 September 30, 2022
- 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, November 3, 2022

The board of Bulk Industrier AS



Peder Nærbø
Founder and Executive Chair