



## Mercada Group: Half-year review 1 January – 30 June 2021

### Solid operational performance continues

#### JANUARY - JUNE 2021

- Net rental income was EUR 19.7 million (H1/2020: 20.0)
- Operating profit increased to EUR 22.4 million (18.8) as a result of the sale of Swedish assets.
- Profit for the period increased to EUR 9.1 million (5.4) mainly due to asset sales and also due to fair value gains on interest rate swap contracts.

#### KEY FIGURES<sup>1</sup>

		H1/2021	H1/2020	(%)
Gross rental income <sup>2</sup>	MEUR	23.4	23.6	-1.0
Net rental income	MEUR	19.7	20.0	-1.0
EBITDA	MEUR	19.2	19.4	-1.1
Operating profit	MEUR	22.4	18.8	19.4
Profit for the period	MEUR	9.1	5.4	69.0
Fair value of investment properties	MEUR	616.8	655.4	-5.9
Occupancy rate <sup>3</sup>	(%)	99.2	99.4	-0.2
Secured loan to value <sup>3</sup>	(%)	54.5	58.1	-3.6
Interest cover ratio		4.76	4.22	12.9

<sup>1</sup> All figures presented are in accordance with IFRS. They are based on unaudited consolidated financial statements prepared in accordance with FAS and a FAS-IFRS bridge calculation prepared by Mercada's management. Changes from previous periods and totals are calculated from exact figures. IFRS 16 Leases has not been applied due to loan covenant calculation requirements.

<sup>2</sup> Gross rental income including service charges

<sup>3</sup> Change in percentage points



**CEO Jari Koistinen:**

Mercada's operational performance remained stable during the reporting period. Our shopping centres gained growth in both number of visitors and amount of sales during the reporting period. Occupancy rates also remained at a good level despite the pandemic situation and existing restrictions.

During the reporting period Mercada's wholly-owned Swedish company Ankaregatans Fastigheter AB sold its shares in KR Fastigheter i Eskilstuna AB (K-Rauta Eskilstuna), KR Fastigheter i Halmstad AB (K-Rauta Halmstad) and KR Fastigheter i Umeå (K-Rauta Umeå). After the sale Mercada does not own any more assets in Sweden.

The net proceeds from the sale of the Swedish real estate companies enabled Mercada to repay its SEK denominated bank loan and also additionally make an extraordinary prepayment of EUR bank loan in June. This was a factor contributing to the improvement of the loan covenant key ratios further.

For further enquiries, please contact: CEO Jari Koistinen, tel: +358 400 653 478



## CONSOLIDATED REPORTS 1 JANUARY – 30 JUNE 2021

### CONDENSED BALANCE SHEET, IFRS

MEUR	30 June 2021
<b>ASSETS</b>	
Investment properties	616.8
Total non-current assets	616.8
Short term receivables	0.9
Cash and cash equivalents	8.5
Total current assets	9.4
<b>TOTAL ASSETS</b>	<b>626.2</b>
<b>EQUITY AND LIABILITIES</b>	
Shareholders' equity	97.5
Shareholders' loans	168.0
Bond 10/2017	174.6
Bank loans	0.0
Deferred tax liabilities	15.8
Other long-term liabilities	0.0
Long-term liabilities total	358.4
Bank loans	161.5
Other short-term liabilities	8.8
Short-term liabilities total	170.2
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>626.2</b>



## CONDENSED INCOME STATEMENT, IFRS

MEUR	H1/2021
Gross rental income	23.4
Maintenance costs	-3.5
Credit losses	0.0
Marketing expenses	-0.1
<b>Net rental income</b>	<b>19.7</b>
Other operating expenses	-0.6
<b>EBITDA</b>	<b>19.2</b>
Net gains/losses on sale of investment property	3.2
Net fair value gains on investment property	0.0
<b>EBIT</b>	<b>22.4</b>
Net financial expenses and income	-12.0
<b>Profit before taxes</b>	<b>10.4</b>
Current and deferred taxes	-1.3
<b>Profit for the period</b>	<b>9.1</b>

## CONDENSED CASH FLOW STATEMENT, IFRS

MEUR	H1/2021
Net cash from operating activities	9.6
Net cash used in investing activities	19.9
Net cash used in financing activities	-33.0
Change in cash and cash equivalents	-3.5
Cash and cash equivalents at period-start	11.9
Cash and cash equivalents at period-end	8.5