



# Dooba Finance AB Year End Report Q4 2022

17 February 2023

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# Comments from the Chairman of CEG



Gerard Versteegh, founder and  
Chairman of CEG

**The political turmoil in the UK at the end of last year had a dramatic impact on the property market. Institutionally managed unit funds became forced sellers of property which had a contaminative effect on the whole market with widening yields and steep falls in value as a consequence. As forecast in the previous report we expected further write downs and we have ended up at the lower end of the range I gave.**

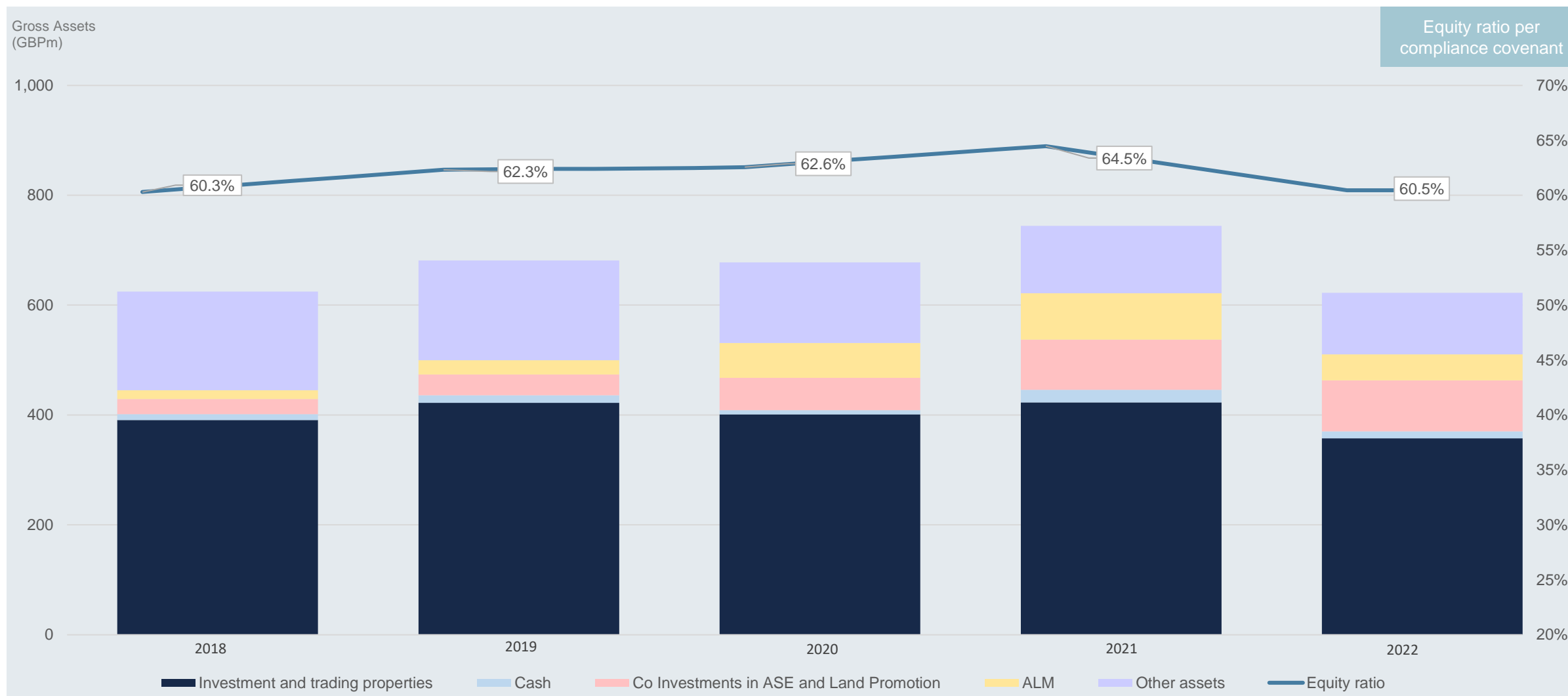
**Following the dramatic readjustment in values, the market has stabilised at lower levels and transactions are now taking place in a liquid market.**

**Of our £100 million loss, £37 million was due to the fall in the value of our holding in ALM Equity AB, £54 million write down of investment and trading properties and £15 million impairment in our investments in other associated entities. A £15 million gain in fair value of derivative financial instruments has offset these losses. The equity ratio now stands, at a still very high, 60.5%.**

**We continue to see high letting activity across all the portfolios we manage, so we are very happy with how things are going operationally. We expect the new market situation to provide opportunities for us group-wide.**

# Key Financial Highlights: Equity Ratio

## Dooba Holdings Consolidated Equity Ratio

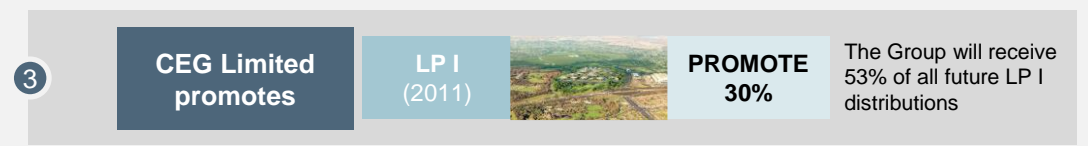
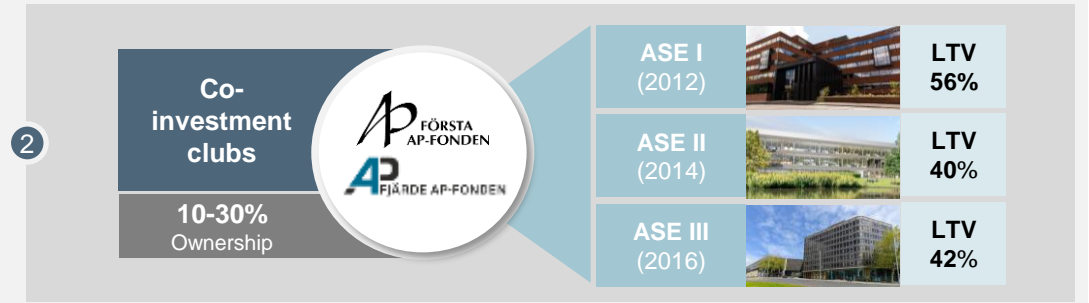
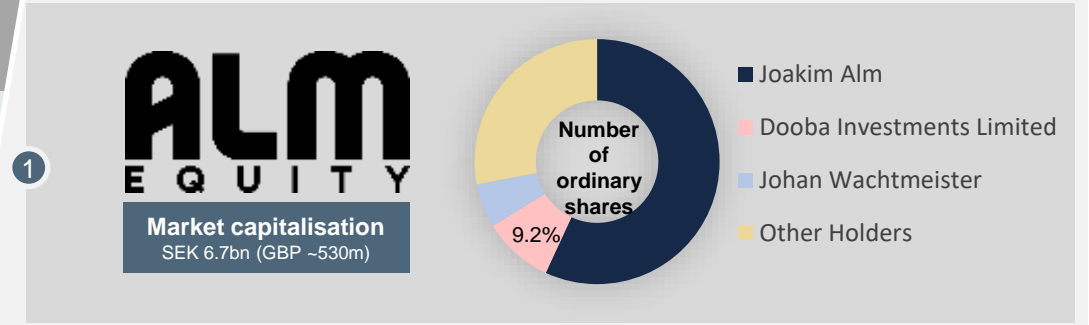
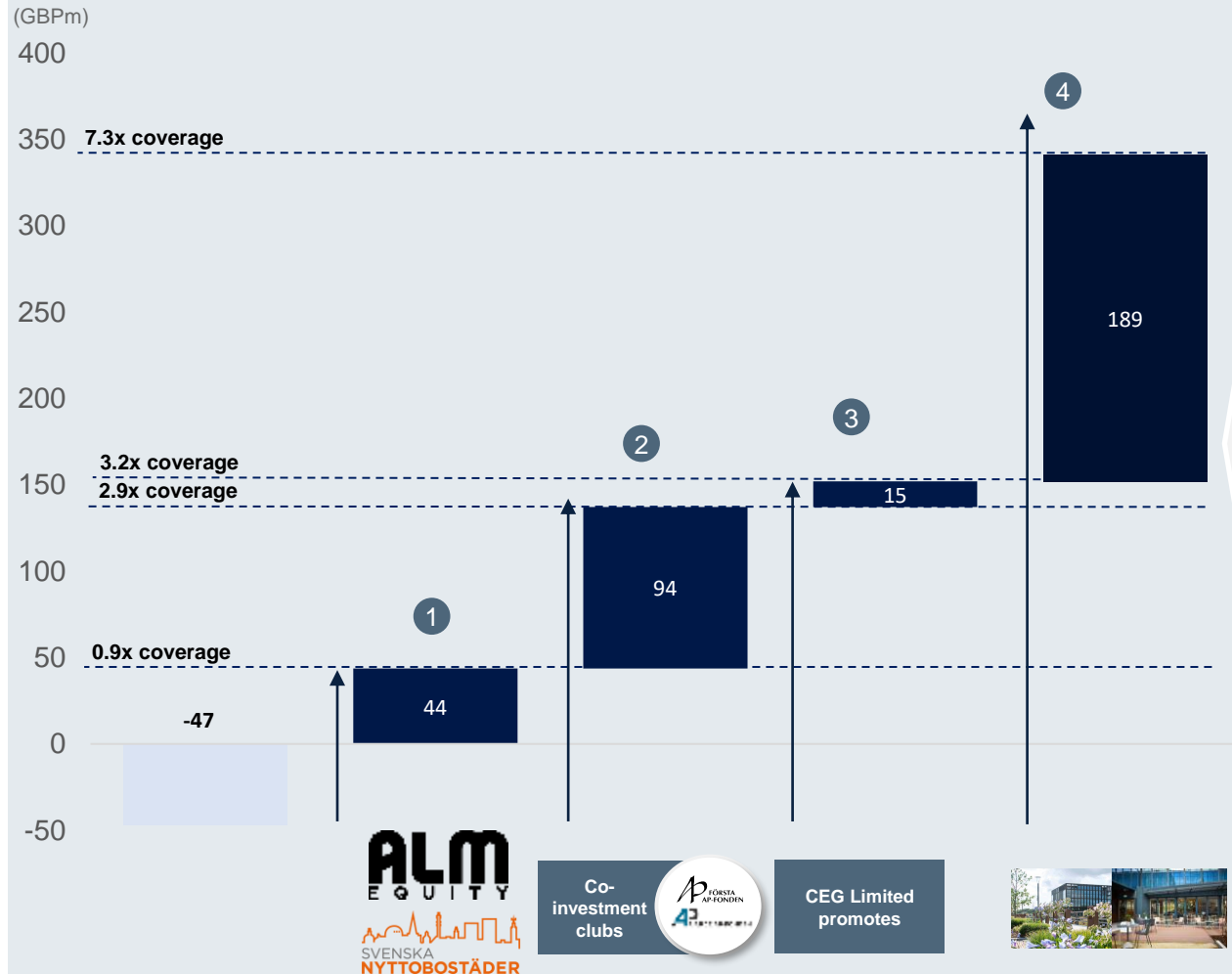


1. SEK FX rate 12.61 at Dec-22 2. Figures for 2018 – 2021 are audited. 2022 are based on unaudited accounts

# Key Financial Highlights: Net asset value by category

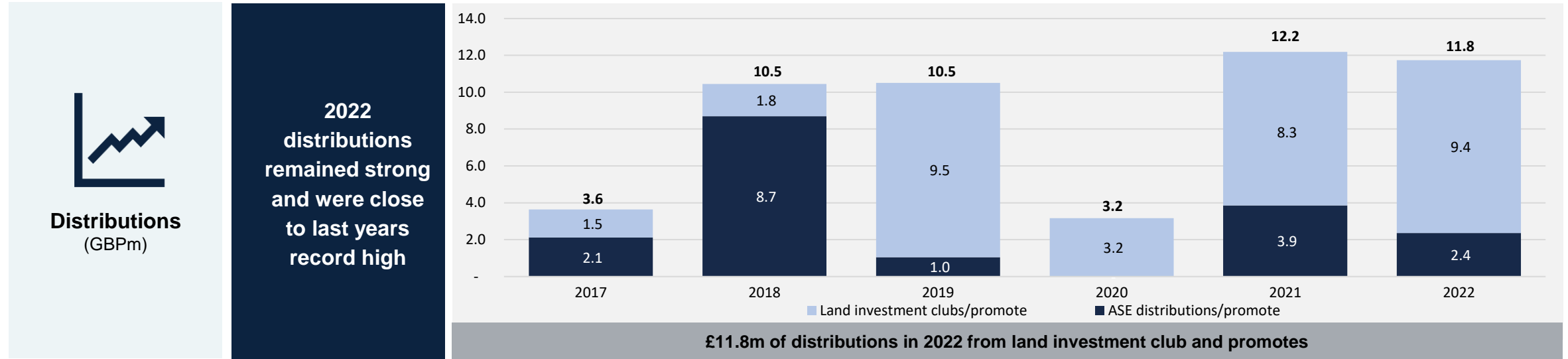
## Substantial net coverage from guarantor holdings

7.3x NAV to bond at Guarantor group level



# Key Financial Highlights: Distributions

## Increased distributions



1. 2022 distributions of £11.8m are from 1 January 2022 to 31 December 2022

# Financial Statements

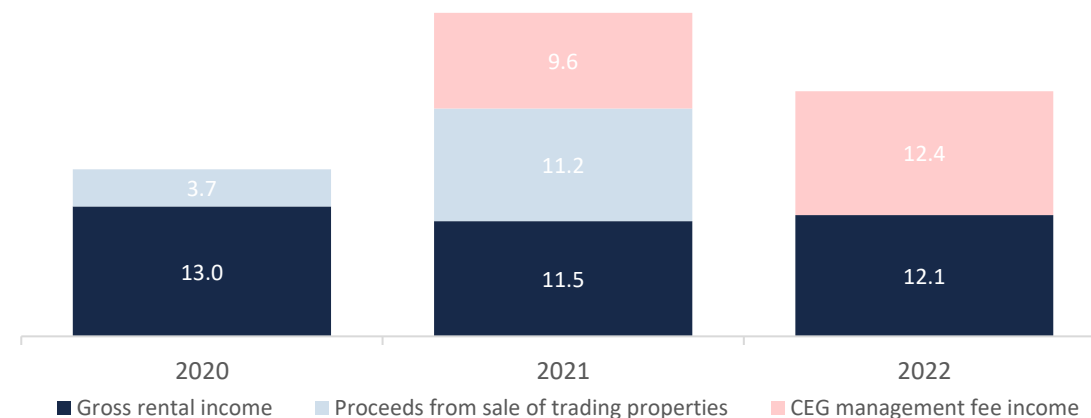
## Income Statement for the Guarantor



### Consolidated DHL income statement (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
Gross Rental income	13.0	11.5	12.1
Management fee income	0.0	9.6	12.4
Proceeds from sale of trading properties	3.7	11.2	0.0
<b>Total revenue</b>	<b>16.7</b>	<b>32.3</b>	<b>24.5</b>
Property outgoings	-4.1	-6.4	-6.5
Cost of sales of trading properties	-1.1	-2.8	0.0
Provision against trading properties	-6.4	-8.5	-18.1
<b>Operating expenses</b>	<b>-11.6</b>	<b>-17.7</b>	<b>-24.6</b>
Net rental and other property income	8.9	14.7	18.0
Profit on sales of trading properties	-3.8	-0.1	-18.1
<b>Gross profit</b>	<b>5.1</b>	<b>14.6</b>	<b>-0.1</b>
Administrative expenses (incl. CEG)	-5.4	-22.8	-24.3
Other operating income	6.2	8.1	3.6
Profit / (Loss) on disposal of investment property	1.5	0.2	-3.2
Changes in fair value of investment properties	-23.1	23.2	-35.8
<b>Operating profit</b>	<b>-15.7</b>	<b>23.3</b>	<b>-59.8</b>
Share of post-tax results of equity accounted associates	-3.0	8.3	-13.1
Revaluation of other investments	33.7	23.6	-39.2
Finance incomes	6.5	5.5	6.5
Finance costs	-14.5	-11.9	-13.5
Change in fair value of derivative financial instruments	-5.2	6.9	15.1
Gain on bargain purchase	0.0	2.7	0.0
Income from investments	0.2	5.8	4.1
<b>Profit before tax</b>	<b>2.0</b>	<b>64.2</b>	<b>-99.9</b>
Taxation	1.2	0.3	-0.4
<b>Profit for the year and total comprehensive income</b>	<b>3.2</b>	<b>64.5</b>	<b>-100.3</b>

### Revenue (GBPm)



### Consolidated DHL statement of changes in equity (GBPm)

	Share capital	Share premium	Other reserves	Retained earnings	Equity attributable to owners of the parent	Non controlling interest	Total
Balance at 1 January 2022	0.0	243.5	212.6	351.4	382.3	82.5	464.8
Comprehensive income for the financial year	-	-	-	83.4	83.4	16.9	100.3
Preference share distribution	-	-	0.4	-	0.4	-	0.4
<b>Balance at 31 December 2022</b>	<b>0.0</b>	<b>243.5</b>	<b>213.0</b>	<b>268.0</b>	<b>298.5</b>	<b>65.6</b>	<b>364.1</b>
Balance at 1 January 2021	0.0	243.5	212.4	293.8	324.9	83.1	408.0
Opening balance from CEG & CEGH	-	-	-	-	-	2.6	2.6
Purchase of additional interest in subsidiary	-	-	-	8.7	8.7	13.6	4.9
Comprehensive income for the financial year	-	-	-	48.9	48.9	15.6	64.5
Preference share distribution	-	-	0.2	-	0.2	-	0.2
<b>Balance at 31 December 2021</b>	<b>0.0</b>	<b>243.5</b>	<b>212.6</b>	<b>351.4</b>	<b>382.3</b>	<b>82.5</b>	<b>464.8</b>

# Financial Statements

## Balance Sheet for the Guarantor



### Consolidated DHL balance sheet (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
Property, plant and equipment	0.0	0.3	0.1
Intangible assets	1.3	1.2	1.2
Investment properties	316.3	323.5	272.4
Other investments	75.5	100.8	58.9
Investments in equity accounted associates	69.7	84.2	70.8
Trade and other receivables	7.8	1.0	1.0
<b>Non current assets</b>	<b>470.6</b>	<b>511.0</b>	<b>404.4</b>
Trading properties	84.7	99.0	84.8
Trade and other receivables	115.0	110.3	112.6
Cash and cash equivalents	7.5	23.0	12.7
Derivative financial assets	0.0	1.0	8.1
<b>Current assets</b>	<b>207.2</b>	<b>233.3</b>	<b>218.2</b>
<b>Total Assets</b>	<b>677.8</b>	<b>744.3</b>	<b>622.6</b>
Issued share capital	0.0	0.0	0.0
Preference shares	0.0	0.0	0.0
Share premium	243.5	243.5	243.5
Other reserves	-212.4	-212.6	-213.0
Retained earnings	293.8	351.4	268.0
<b>Attributable to equity shareholders</b>	<b>324.9</b>	<b>382.3</b>	<b>298.5</b>
Non-controlling interest	83.1	82.5	65.6
<b>Total equity</b>	<b>408.0</b>	<b>464.8</b>	<b>364.1</b>
Loans and borrowings	211.5	150.7	70.5
Deferred tax liability	0.0	0.0	0.0
Lease liability	3.3	3.4	3.0
<b>Non-current liabilities</b>	<b>214.8</b>	<b>154.1</b>	<b>73.5</b>
Loans and borrowings	4.7	78.6	140.6
Trade and other payables	44.0	45.8	44.4
Derivative financial liabilities	6.3	0.3	0.0
<b>Current liabilities</b>	<b>55.0</b>	<b>124.7</b>	<b>185.0</b>

### Consolidated DHL balance sheet (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
Other provisions	0.0	0.7	0.0
<b>Total equity and liabilities</b>	<b>677.8</b>	<b>744.3</b>	<b>622.6</b>
Adjusted			
Equity	408.0	464.8	364.1
Preference share/Shareholder loan	17.9	15.0	12.2
<b>Total</b>	<b>425.9</b>	<b>479.8</b>	<b>376.3</b>

### Change in total assets in 2022



Other is primarily swap market to market revaluation, cash, capex and receivables movement



# Financial Statements

## Cash-flow statement for the Guarantor

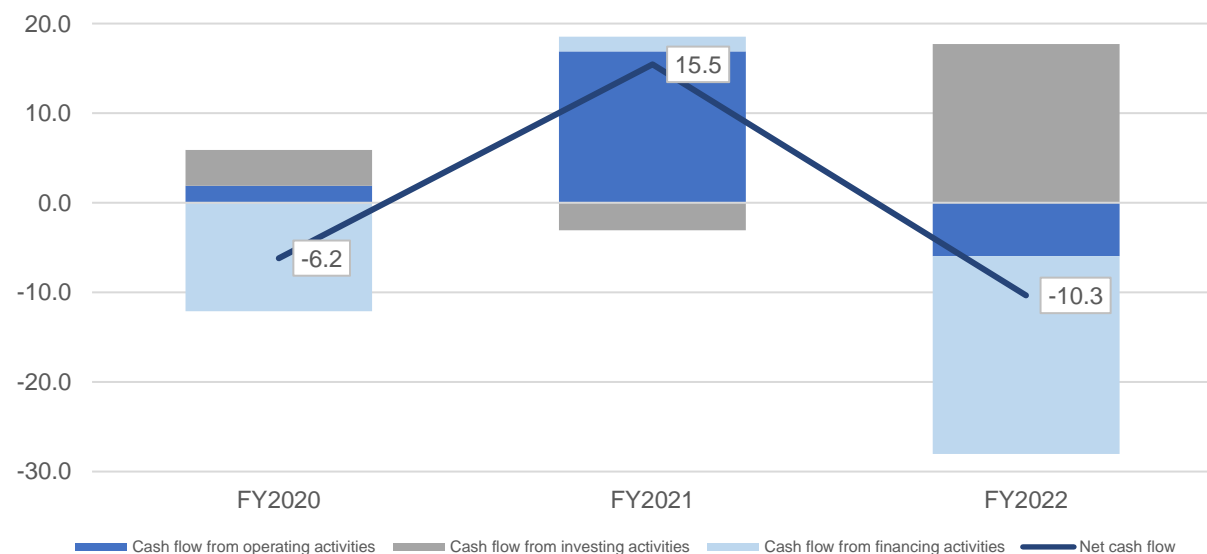
### Consolidated DHL cash-flow statement (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY 2022
<b>Operating activities</b>			
Profit/(Loss) for the year	3.4	64.4	-100.3
<b>Adjustments for:</b>			
Exchange differences	-3.1	1.8	0.6
Changes in fair value of investment properties	23.1	-23.2	35.8
Depreciation of fixed asset	0.0	0.3	0.2
Movement in rent smoothing adjustment	0.4	0.6	0.1
Changes in fair value of derivative instruments	5.2	-6.9	-15.1
Changes in fair value of other investments	-33.8	-23.6	39.2
Share of post-tax results of equity accounted associates	3.0	-8.3	13.1
Profit/(Loss) on disposal of investment property	-1.5	-0.2	3.3
Income from investments	0.0	0.0	-4.1
Finance revenue	-6.5	-5.5	-6.5
Finance cost	14.5	11.9	13.5
Amortisation of goodwill	0.0	0.1	0.0
Gain on bargain purchase	0.0	2.7	0.0
Taxation	-1.2	-0.3	0.4
<b>Changes in working capital</b>			
Trading properties	0.6	3.3	14.2
Trade and other receivables	15.7	2.0	2.2
Trade and other payables	-14.8	-1.5	-2.3
Provisions	-2.4	0.7	-0.7
Tax paid	-0.7	-1.5	0.4
<b>Cash flow from operating activities</b>	<b>1.9</b>	<b>16.9</b>	<b>-6.0</b>
<b>Investment activities</b>			
Capital expenditure on investment property	-5.4	-4.6	-5.2
Proceeds from disposal of investment properties	7.7	2.6	16.9
Investment in equity accounted associates	-1.4	-5.3	-3.8
Acquisition of other investments	-0.1	-3.8	-0.2
Disposal of other investments	0.0	0.0	0.9
Interest received	0.0	0.1	0.7
Loan to equity accounted associates	0.0	0.1	0.2
Dividends received from equity accounted associates	3.2	7.8	4.2
Income from investments	0.0	0.0	4.1
Consideration net of cash received	0.0	0.1	0.0
<b>Cash flow from investing activities</b>	<b>4.0</b>	<b>-3.1</b>	<b>17.8</b>

### Consolidated DHL cash-flow statement (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY 2022
<b>Financing activities</b>			
Proceeds from borrowings	47.1	22.8	2.4
Repayment of loans	-43.3	-9.9	-20.2
Premium (paid)/settlement received on cancellation of derivative financial instrument	-2.5	0.0	7.6
Refinancing costs	-2.3	-0.8	-0.1
Interest paid	-10.9	-10.2	-11.5
Headlease obligations paid	-0.1	-0.1	-0.2
Payments under finance leases	0.0	-0.1	-0.1
<b>Cash flow from financing activities</b>	<b>-12.1</b>	<b>1.6</b>	<b>-22.1</b>
Cash flow for the period	-6.2	15.5	-10.3
<b>Cash and cash equivalents at the beginning of the year</b>	<b>13.7</b>	<b>7.5</b>	<b>23.0</b>
<b>Cash and cash equivalents EoP</b>	<b>7.5</b>	<b>23.0</b>	<b>12.7</b>

### Cashflow for the period (GBPm)



# Financial Statements

## For the Borrower – Dooba Finance AB (“DFAB”)

### DFAB income statement (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
Finance income	4.8	3.3	3.2
<b>Gross profit</b>	<b>4.8</b>	<b>3.3</b>	<b>3.2</b>
Other operating income	0.0	3.7	1.4
Administrative expenses	-0.7	-0.2	-0.1
<b>Operating profit</b>	<b>4.1</b>	<b>6.8</b>	<b>4.5</b>
Finance costs	-4.6	-4.0	-4.0
<b>Profit/(loss) before tax</b>	<b>-0.5</b>	<b>2.8</b>	<b>0.5</b>
Taxation	0.0	0.0	0.0
<b>Profit for the year and total comprehensive income</b>	<b>-0.5</b>	<b>2.8</b>	<b>0.5</b>

### DFAB Statement in changes of equity (GBPm)

	Share capital	Other contribution	Retained earnings	Total
Balance at 1 January 2022	0.1	1.0	3.0	4.1
Comprehensive income for the financial year	0.0	0.0	0.5	0.5
<b>Balance at 31 December 2022</b>	<b>0.1</b>	<b>1.0</b>	<b>3.5</b>	<b>4.6</b>
Balance at 1 January 2021	0.1	1.0	0.2	1.3
Comprehensive income for the financial year	0.0	0.0	2.8	2.8
<b>Balance at 31 December 2021</b>	<b>0.1</b>	<b>1.0</b>	<b>3.0</b>	<b>4.1</b>

# Financial Statements

## For the Borrower – Dooba Finance AB (“DFAB”)

### DFAB balance sheet (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
Trade and other receivables	41.1	51.0	58.1
Derivative financial asset	0.0	0.0	0.0
Cash and cash equivalents	2.0	2.5	1.8
<b>Current assets</b>	<b>43.1</b>	<b>53.5</b>	<b>59.9</b>
<b>Total Assets</b>	<b>43.1</b>	<b>53.5</b>	<b>59.9</b>
Attributable to equity shareholders	1.3	4.1	4.6
<b>Total equity</b>	<b>1.3</b>	<b>4.1</b>	<b>4.6</b>
Loans and borrowings	41.1	48.0	46.9
<b>Non-current liabilities</b>	<b>41.1</b>	<b>48.0</b>	<b>46.9</b>
Trade and other payables	0.7	1.4	8.4
<b>Current liabilities</b>	<b>0.7</b>	<b>1.4</b>	<b>8.4</b>
<b>Total equity and liabilities</b>	<b>43.1</b>	<b>53.5</b>	<b>59.9</b>

### DFAB cash-flow statement (GBPm)

	Audited FY2020	Audited FY2021	Unaudited FY2022
<b>Operating activities</b>			
Profit/(Loss) for the year	-0.5	2.9	0.6
<b>Adjustments for:</b>			
Exchange differences	0.5	-3.8	-1.5
Finance cost	4.6	4.0	4.0
Finance revenue	-4.8	-3.3	-3.2
<b>Changes in working capital</b>			
Trade and other receivables	1.9	-9.9	-7.1
Trade and other payables	-6.9	0.7	5.1
<b>Cash flow from operating activities</b>	<b>-5.2</b>	<b>-9.4</b>	<b>-2.1</b>
<b>Investment activities</b>			
<b>Cash flow from investing activities</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Financing activities</b>			
Interest paid	-4.9	-3.6	-1.8
Interest received	4.8	3.3	3.2
Refinancing costs	-1.3	-0.2	0.0
Repayment of loans	-35.0	-1.1	0.0
Proceeds from bond	41.8	11.5	0.0
<b>Cash flow from financing activities</b>	<b>5.4</b>	<b>9.9</b>	<b>1.4</b>
Cash flow for the period	0.2	0.5	-0.7
<b>Cash and cash equivalents at the beginning of the year</b>	<b>1.8</b>	<b>2.0</b>	<b>2.5</b>
<b>Cash and cash equivalents EoP</b>	<b>2.0</b>	<b>2.5</b>	<b>1.8</b>

### Notes to the interim report

#### General

Dooba Holdings Limited (“the Guarantor”) and its subsidiaries the (“Group”) acts as an investment holding company with a controlling interest in its subsidiary GMV Holdings Limited. The company also holds an interest in a number of other investments through its wholly owned subsidiary, Dooba Properties Limited.

#### Basis of preparation

The principal accounting policies adopted in the preparation of the financial statements are set out below. The policies have been consistently applied to all the years presented, unless otherwise stated.

This Interim Report is presented in accordance with IAS 34 Interim Financial Reporting and International Financial Reporting Standards, International Accounting Standards and Interpretations (collectively IFRS) issued by the International Accounting Standards Board (IASB) as adopted by the European Union (“adopted IFRSs”).

The financial statements have been prepared on the historical cost basis except that investment properties, other investments and derivative financial instruments are measured at fair value.

The applied accounting principles are in accordance with those described in Dooba Holdings Limited annual report for 2021.

#### Going concern

The directors’ have placed a particular focus on the appropriateness of adopting the going concern basis in preparing the financial statements for the period ended 31 December 2022.

The Group’s going concern assessment is dependent on a number of factors, including performance of rental collections, continued access to funding and the ability to continue to operate the Group’s secured debt structure within its financial covenants.

The directors have performed stress testing of the Group’s forecasts over the next 12 months. The impact of a reduction in rental collections has been applied across a variety of performance indicators including free cash flow and debt serviceability covenants.

The Group expect that any current loans and borrowings expiring in the 12 months post year end will be refinanced in the next 12 months.

Whilst taking into consideration the negative impact from inflation and a deterioration in the economy, the directors continue to consider that it is appropriate to adopt the going concern basis in preparing the interim financial statements.

### Notes to the interim report (continued)

#### Changes in accounting policies

*New standards, interpretations and amendments effective for the current year:*

During the year, the Group adopted the amendments to IFRS 3, IAS 16 and IAS 37 and adopted the amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41 arising from the annual improvement cycle to IFRSs. There was no material change to the Group’s accounting policies and disclosures as a result.

There were no other new or amended standards issued by the International Accounting Standards Board (“IASB”) during the year, and none of the interpretations issued by the IFRS Interpretations Committee (“IFRIC”) have led to any material changes in the Group’s accounting policies or disclosures during the year.

*Standards and interpretations in issue not yet adopted*

The IASB and IFRIC have issued or revised IFRS 17, IAS 1, IFRS 2, IAS 8, IAS 12, IFRS 17 and IFRS 16 but these are not expected to have a material effect on the operations of the Group.

The Group does not expect any other standards, amendments or interpretations issued by the IASB or IFRIC, but not yet effective, to have a material impact on the Group.

#### Significant events and transactions

There have been no significant events and transactions during Q4 2022.