

Pioneer Public Properties III AS

Financial results for the second quarter of 2015

1/4-2015 to 30/6-2015



Oslo, 24 August 2015

Summary of the second quarter (Q2) of 2015

- Operational financial development in line with estimates and expectations, with revenue of MNOK 27 and EBITDA of MNOK 25.
- During the quarter the equity ownership of PPPIII was transferred to a new holding company, Pioneer Property Group ASA, and in this process a new valuation of the underlying properties was completed. In accordance with IFRS the increased value of MNOK 423 is booked in the second quarter as a one-off profit under Fair Value Change.
- Reported profit is significantly positively impacted by the increase in property values, with a pre-tax profit of MNOK 446.
- The increase in property values has also substantially increased shareholder equity value, from MNOK 306.6 in the first quarter to MNOK 739 at the end of the second quarter.
- At the end of the quarter all bond-related financial covenants are met/exceeded.

Background and strategy

Pioneer Public Properties III AS ("PPPIII") completed the acquisition of 45 kindergartens at the start of the third quarter of 2014, which was also the basis for the establishment of the company. The kindergartens are leased out to Espira to 2018/19, with several 10+5 options thereafter. However, there was also established a lease agreement with Norlandia Care Group with a step-in obligation to assume operations after Espira with a 20-year duration. The properties therefore have very solid counterparties. Both of these operators are among the largest and most professional kindergarten operators in the market.

PPPIII's kindergartens are well located in city-areas, including Stavanger, Bergen, Kristiansand, and the greater Oslo area. The average age of the properties is at a low eight year average, and the quality of the properties is therefore very high. In total the properties have a capacity of almost six thousand children, and the agreed total annual rent is currently at approx NOK 108 million.

The financing of the properties was completed by a combination of existing Husbank-loans (state-subsidized loans given to newbuild kindergartens), equity, non-interest bearing subordinated loan, and a new-issued bond loan of NOK 385 million. The bond-loan has since the transaction been approved for listing on the Oslo Stock Exchange under the ticker "PIII01".

Overview of the accounts for the second quarter (Q2) 2015

The enclosed financial statements are for the PPPIII Group, including subsidiaries.

During the second quarter of 2015 the operations proceeded as expected with underlying financial results in line with the company's previous ambitions and forecasts. Operating costs are slightly reduced from 2014, as 2014 was impacted by additional costs relating to the establishment of PPPIII, and specifically in Q4 extra accounting and auditing expenses. Note that since the company was incorporated mid-2014 there are no comparable financial figures for the second quarter of 2014.

On 12 May 2015 the equity ownership of Pioneer Public Properties III AS was sold to a newly established property company, Pioneer Property Group ASA ("PPG"), controlled by the same majority shareholders and therefore did not represent a change of equity control in PPPIII. Subsequently PPG's

preference shares were listed on the Oslo Axess stock exchange – and detailed information on the ownership transfer of PPP III and the updated property valuations are in PPG's IPO-prospectus available via its website pioneerproperty.no.

At the end of Q2/2015 the balance sheet is in compliance with the covenants relating to the bond issue.

Responsibility Statement of the Board of Directors

We hereby confirm that, to the best of our knowledge, the interim accounts for the second quarter of 2015 have been prepared in accordance with applicable accounting standards, and that the financial statements give a true and fair view of the Group's assets, liabilities, financial position and result of operations, and that the report gives a true and fair review of the development of the group.

24 August 2015

Board of Directors of
Pioneer Public Properties III AS

Runar Rønningen
Chairman
Sign.

Group Profit & Loss Statement (preliminary unaudited IFRS)

NOK1000	Q3/2014	Q4/2014	FY 2014	Q1/2015	Q2/2015	YTD 2015
Rental income	26,484.6	26,484.6	52,969.1	27,014.3	27,014.2	54,028.5
Other operating costs	-4,909.8	-3,342.5	-8,252.3	-2,442.7	-2,410.2	-4,852.9
EBITDA	21,574.7	23,142.1	44,716.9	24,571.6	24,604.0	49,175.6
Fair value change	-15,456.9	43,559.5	28,102.6	0.0	423,000.0	423,000.0
Operating profit	6,117.9	66,701.6	72,819.5	24,571.6	447,604.0	472,175.6
Interest income	536.8	530.6	1,067.4	137.0	142.3	279.3
Other financial income				0.0		0.0
Interest cost	-14,893.8	-13,628.4	-28,522.2	-12,920.2	-13,729.1	-26,649.3
Sum net interest	-14,357.0	-13,097.8	-27,454.8	-12,783.2	-13,586.8	-26,370.0
Pre-tax profit	-8,239.1	53,603.8	45,364.7	11,788.5	434,017.2	445,805.6
Tax expense			-12,248.5			
Profit for the period			33,116.2			

Group Balance Sheet (preliminary unaudited IFRS)

NOK1000	30.09.14	31.12.14	31.03.15	30.06.15
Properties	1,330,000.0	1,378,000.0	1,378,000.0	1,801,000.0
Sum tangible assets	1,330,000.0	1,378,000.0	1,378,000.0	1,801,000.0
Other receivables	4,079.9	240.7	1,012.8	380.7
Cash & equivalents	47,420.9	18,821.4	24,142.9	32,799.4
Total current assets	51,500.7	19,062.1	25,155.7	33,180.1
Total assets	1,381,500.7	1,397,062.1	1,403,155.7	1,834,180.1
Total owners equity	264,900.0	264,900.0	264,900.0	264,900.0
Other equity	-8,239.1	33,116.2	41,721.8	474,347.0
Total equity	256,660.9	298,016.2	306,621.8	739,247.0
Deferred tax	0.0	6,822.2	10,005.1	11,397.1
Subordinated loan	146,470.3	113,495.8	113,495.8	114,022.6
Bond loan	369,653.9	370,461.6	371,269.3	372,077.0
Husbanken loan	601,809.1	596,606.2	591,718.4	566,753.0
Total non-current liabilities	1,117,933.3	1,087,385.7	1,086,488.5	1,064,249.7
Current income tax		5,426.3	5,426.3	5,426.3
Other current liabilities	6,906.6	6,233.9	4,619.0	25,257.2
Total current liabilities	6,906.6	11,660.2	10,045.3	30,683.4
Total liabilities	1,124,839.9	1,099,045.9	1,096,533.8	1,094,933.1
Total equity & liabilities	1,381,500.7	1,397,062.1	1,403,155.7	1,834,180.1