



FRIGAARD PROPERTY GROUP AS

Second Quarter and First Half of 2020



August 28 2020

CEO STATEMENT

In a period of uncertainty and challenging working environment Frigaard Property Group experience solid financial development.

Second quarter financials came in very strong, revenues increased from MNOK 233 last year to MNOK 404.2 this year, due to phasing of our order backlog, and good efforts securing new orders. EBITDA for the quarter ended at MNOK 32.2 compared to MNOK 15.6 last year. This represents 8.0% and 6.7% respectively. First quarter EBITDA margin was 5.2%. The improvement in profit margin compared to last year and first quarter is primarily attributable to gain from sales of shares and increased utilisation of our manufacturing facility.

In second quarter, through the sale of shares in Höganloft Fastigheter AB, we have sold a 21 400 sqm building combined for office and warehouse. The building is to be built and delivered in Q1 2022, in Tranås, Sweden. The gain from the transaction was MNOK 25.9.

Further, we handed over a residential project in Askim, consisting of 22 town houses. This is a significant contributor to the revenue growth in Q2. The result from the project was not satisfactory for the segment Property development, while it for the group in total had a positive outcome. The organisation has been strengthened in the segment Property development to secure profit in ongoing and future projects.

The Covid-19 situation impacted our steel factory in late Q1 and into Q2, with quaranteens, increased sick

leave and temporarily lay-offs. The situation has gradually improved, as the regulations for foreign employees has gotten better and the disease got under control. We are continuing to follow the measures advised from the government, to protect our employees and business partners, as well as to reduce risk for delays in manufacturing and construction projects.

The order backlog, including internal orders towards Frigaard Bolig was MNOK 635.3 compared to MNOK 941.0 at the end of last year and 846.2 per 31.12.2019. In Q3 we signed a contract for a 32 000 sqm combined production and office building, in competition with larger nationwide contractors. The contract combines the effort of both our contractors, Metacon and Alento. Further mid-size orders are in the pipeline, partly subject to property sales on the developer side.

We will have a busy second half of 2020, delivering on new and existing contracts, as well as constructing our own property development projects in Moss (69 apartments). Further, we have secured significant work for 2021, still the uncertainty stemming from the Covid-19 situation, may cause consequences on the order side that are difficult to predict.

To sum up, the second quarter has been successful in many areas in a challenging working environment. The organization is eager to continue to work with improvement areas, and we will pursue these with full strength going forward

Simon Martinsen, interim CEO, Sarpsborg, 28th of August 2020



HIGHLIGHTS

Second quarter 2020

- ✓ Revenue increase by 73.5% to MNOK 404.2 (MNOK 233.0)
- ✓ Operational cashflow of MNOK -61.9 (MNOK -88.6)
- ✓ Order intake of MNOK 151.6 (MNOK 311.0), of which internal toward Frigaard Bolig MNOK 5.8 (MNOK 61.7)
- ✓ EBITDA of MNOK 32.2 (MNOK 15.6)
 - Positive performance from Property development from sale of shares in subsidiaries MNOK 25.9
 - Negative impact from severance cost of MNOK 3.7.

First half of 2020

- ✓ Revenue increase by 51.3% to MNOK 638.0 (MNOK 421.8)
- ✓ Operational cashflow of MNOK -81.6 (MNOK -180.3)
- ✓ Order intake of MNOK 373.2 (MNOK 511.1), of which internal toward Frigaard Bolig MNOK 167 (MNOK 61.7)
- ✓ EBITDA of MNOK 44.5 (MNOK 26.1)
 - Positive performance from Property development from sale of shares in subsidiaries MNOK 25.9

Outlook 2020

- ✓ Additional orders are secured in Q3 securing work for our manufacturing and project organisation.
- ✓ The outbreak of Covid-19 had some effect on our manufacturing unit in the quarter, still the situation has gradually improved. The disease has had a limited effect on the progress of ongoing construction projects and housing sales but has led to increased market uncertainty about future market development.

SUMMARY OF 2st QUARTER 2020 AND FIRST HALF OF 2020

Key figures (NOK million)	2Q 20	2Q 19	H1 2020	H1 2019	31.12.2019
Revenues Property development	117.1	0.5	126.6	1.7	110.5
Revenues Construction	353.5	231.2	573.5	417.7	1 007.6
Revenues Other	0.2	1.2	5.1	2.3	4.4
Elimination of internal income	(66.7)	-	(67.1)	-	(79.8)
Total revenues and other income	404.2	233.0	638.0	421.8	1 042.8
EBITDA Property development	20.0	0.9	20.2	(0.2)	11.2
EBITDA Construction	17.2	16.7	29.7	28.0	55.5
EBITDA Other	(5.0)	(2.1)	(5.4)	(1.8)	(14.6)
Total EBITDA	32.2	15.6	44.5	26.1	52.0
Earnings before financial items and tax (EBIT)	30.3	14.0	40.7	22.9	45.3
Earnings before tax (EBT)	25.4	7.0	29.9	8.5	23.8
EBITDA margin	8.0 %	6.7 %	7.0 %	6.2 %	5.0 %
Cash flow from operating activities	(61.9)	(88.6)	(81.6)	(180.3)	(44.5)
Net interest-bearing debt (NIBD)	279.7	385.5	279.7	385.5	216.7
Net interest-bearing debt exclusive IFRS 16 debt	263.7	367.3	263.7	367.3	198.1
Equity ratio	28.5 %	25.1 %	28.5 %	25.1 %	27.8 %
Order backlog	635.3	941.0	635.3	941.0	846.2
<i>of which toward Frigaard Bolig</i>	133.8	77.2	133.8	77.2	27.7



Nordre Jarlsberg Brygge, Alento

FINANCIAL REVIEW

Income statement and order intake

Frigaard Property Group reported revenues of MNOK 404.2 (MNOK 233.0) and EBITDA of MNOK 32.2 (MNOK 15.6 for the quarter).

Total order intake in the second quarter was MNOK 373.2 (MNOK 511.1). Order backlog at the end of the quarter is MNOK 635.3 (MNOK 941).

Cash flow

Cash flow from operations amounted to MNOK -61.9 (MNOK -88.7). The Cash and cash equivalents as of 31th of June 2020 amounts to MNOK 124.2 (MNOK 70.8). The liquidity situation of the Group is solid.

Balance sheet

The Group had an equity of MNOK 292.8 (MNOK 265) per 30 of June 2020, corresponding to an equity ratio of 28.5 percent.

Net interest-bearing debt was MNOK 279.7 (MNOK 385.5). Net interest-bearing debt after adjustment for leasing liability, were MNOK 263.7 (MNOK 367.3). Net interest-bearing debt after adjustment for construction loan MNOK 218.9 (MNOK 258.3).

Segments

Frigaard Property Group consists of two segments, Construction and Property development.

Construction reported revenues of MNOK 353.5 (MNOK 231.2) and EBITDA of MNOK 17.2 (MNOK 16.7) in the quarter. Property development reported revenues of MNOK 117.1 (MNOK 0.5) and EBITDA of MNOK 20 (MNOK 0.9).

BUSINESS AREAS

Construction

NOK million	2Q 20	2Q 19	H1 2020	H1 2019	31.12.2019
Revenues and other income	353.5	231.2	573.5	417.7	1 007.6
EBITDA	17.2	16.7	29.7	28.0	55.5
EBIT	15.7	15.1	26.6	24.9	49.2
EBITDA margin	4.9 %	7.2 %	5.2 %	6.7 %	5.5 %
Operating profit margin	4.4 %	6.5 %	4.6 %	6.0 %	4.9 %
Order backlog	635.3	941.0	635.3	941.0	846.2
<i>of which toward Frigaard Bolig</i>	133.8	77.2	133.8	77.2	27.7

The business area construction consists of two business units, Alento AS and Metacon AS. Both are turn-key contractors that execute the development and construction of commercial buildings and residential properties.

Reported revenues were MNOK 353.5 (MNOK 231.2) for the second quarter. This corresponds to a growth of 52.9 percent compared to the same quarter last year. Income from the handover of development property Aspelundtunet amounted to MNOK 65.8. Revenue from sale of development property is recognised when control over the property has been transferred to the customer. EBIT was MNOK 15.7 (MNOK 15.1).

Total reported revenues for first half rose by 37.3% to MNOK 573.5 (MNOK 417.7), highly effected by the handover of Aspelundtunet. There was no handovers during first half last year.

The market activity continues to be on a good level, although the uncertainty related to the Covid-19 situation are reflected in project discussions.

During the quarter we added new contracts of MNOK 151.6 (MNOK 311.0). Despite the decrease from Q2 last year, one major contract (with BAMA) was signed in the July 2020, and will be reported as order input in Q3 2020. Further, work has commenced on a second large contract, still final contract are pending signing. The backlog represents and secure good utilization of our organization for the rest of the year.

Metacon is currently well underway with its construction of residential properties for the project Tribunen in Moss (internal) as well as constructing a warehouse building for Motek. Alento has several residential property projects ongoing and work has commenced on the large contract secured in Q3 with BAMA.

Property development

NOK million	2Q 20	2Q 19	H1 2020	H1 2019	31.12.2019
Revenues and other income	117.1	0.5	126.6	1.7	110.5
EBITDA	20.0	0.9	20.2	-0.2	11.2
EBIT	19.9	1.0	20.1	-0.2	10.8
EBITDA margin	17.1 %	176.7 %	16.0 %	-9.5 %	10.1 %
Operating profit margin	17.0 %	184.5 %	15.8 %	-10.7 %	9.8 %
No. of units under construction	69	83	69	83	22
No. of units sold	6	19	9	25	47

The business area Property development develops residential units and commercial buildings within the inter-city triangle. The table above is in accordance with IFRS, recognising all revenue when the control of the property has been transferred to the customer.

Revenues in the quarter amounted to MNOK 117.1, compared to MNOK 0.5 in the same period last year. EBIT amounted to MNOK 19.9 (MNOK 1.0).

Aspelundtunet located in Askim which consisting of 22 town houses, where finalised and handed over this quarter. 20 of 22 town houses has been sold with a corresponding income of MNOK 86.2, and a total loss of MNOK 5.2.

Property Development sold one if its subsidiaries Höganloft Fastigheter AB, which is located in Tranås in Sweden. The profit from the sale amounted to MNOK 25.9, for the quarter.

The business area consists of several residential and commercial projects. The status of the projects varies; some projects are early in their regulatory phase (Solbyen, Høgliveien, Faglifjellet), one are under construction (Tribunen). The construction of Tribunen startet in Q1 2020. For Tribunen Metacon is the are turn-key contractor.

During the quarter, six apartments were sold. Sales were somewhat slower than in the preceding quarter. Sales will naturally fluctuate quarter over quarter depending on the maturity of the projects.

Other information

HSE

Health, Safety and Environment is a core focus area for Frigaard Property Group. The group is constantly working to make sure everybody that works for- and with us gets home safely to their families everyday. During second quarter 2020 we are happy to once again report that we experienced no injuries to our workers, which is on the same level as Q2 last year.



Brann stadion, Bergen. Tribuner og studenthybler, Metacon

Outlook

New orders has come in Q2, and we have secured our largest contract ever in Q3. The challenges related to foreign employees in our manufacturing has gradually come under control as regulations has improved and the Covid-19 situation has calmed down. Further we have strengthened the organisation within property development and are ready to pursue internal improvement actions and growth opportunities going forward.

Winning a very large order in fierce competition, proves our ability to grow our construction segment. No doubt, the organization need to adapt and be strengthened to continue on this path. Our property development segment has in Q2 handed over one of our significant residential projects, although not with satisfactory results. Having strengthened this part of the group with two new resources give a good basis to secure profiatbility in future projects. The next handover of residential projects will be late 2021. As the ability to take on new projects within the segment improves, we will look for new projects accordingly.

Uncertainty about the market environment amongst property developers has increased during the Covid-19 situation. Although our short term pipeline looks solid, the future debelopment amongst professional developers as well as amongst the residential peroperty buyers, remains somewhat unpredictable.



Strandhusene Syd, Drammenfjorden, Alento

INCOME STATEMENT

All amounts in NOK thousand	2Q 2020	2Q 2019	H1 2020	H1 2019	2019
Revenue from contracts with customers	373 439	232 765	606 260	421 356	1 032 449
Other operating revenue	30 765	224	31 756	450	10 319
Total operating revenue	404 204	232 989	638 016	421 806	1 042 768
Materials, subcontractors and consumables	326 942	180 330	508 637	322 854	833 287
Salaries and personnel expense	35 743	28 519	66 827	55 928	110 487
Loss related to sale of investment property	-	-	-	0	9 185
Other operating expense	9 303	8 574	18 094	16 954	37 815
Operating profit (loss) before depreciation, amortisation and impairment losses (EBITDA)	32 216	15 567	44 458	26 070	51 994
Depreciation and amortisation expense	1 879	1 553	3 804	3 148	6 729
Operating profit (EBIT)	30 337	14 014	40 654	22 923	45 265
Net financial costs	4 917	7 026	10 708	14 432	21 489
Profit before income tax	25 420	6 987	29 946	8 491	23 776
Income taxes	-113	1 537	883	1 868	6 597
Net profit for the period	25 533	5 450	29 063	6 623	17 179
Profit/(loss) is attributable to:					
Majority share of profit/(loss)	25 533	5 450	29 063	6 623	17 179
Minority share of profit/(loss)	-	-	-	-	-
Total	25 533	5 450	29 063	6 623	17 179

STATEMENT OF COMPREHENSIVE INCOME

	2Q 2020	2Q 2019	H1 2020	H1 2019	2 019
Other comprehensive income					
<i>Items which may be reclassified to profit and loss in subsequent periods</i>					
Exchange differences on translation of foreign subsidiaries	-	2	-	-2	9
Total comprehensive income for the year	25 533	5 452	29 063	6 622	17 188

STATEMENT OF FINANCIAL POSITION

ASSETS	30.06.2020	30.06.2019	31.12.2019
All amounts in NOK thousand			
Non-current assets			
Other intangible assets	500	979	666
Goodwill	284 019	284 019	284 019
Buildings and land	4 605	580	4 827
Machinery and equipment	3 678	2 786	3 888
Right-of-use assets	16 526	18 678	18 979
Investment property	-	74 303	-
Other investments	5	160	35
Other long term receivables	6 485	59	67
TOTAL NON-CURRENT ASSETS	315 818	381 564	312 481
Current assets			
Inventories and development properties	249 645	395 359	278 288
Trade receivables	236 410	87 133	81 001
Contract assets	96 610	77 093	54 071
Other short-term receivables	6 252	44 415	47 219
Cash and cash equivalents	124 248	70 785	176 410
TOTAL CURRENT ASSETS	713 165	674 785	636 989
TOTAL ASSETS	1 028 983	1 056 349	949 470

STATEMENT OF FINANCIAL POSITION

EQUITY AND LIABILITIES	30.06.2020	30.06.2019	31.12.2019
All amounts in NOK thousand			
Equity			
Share capital	543	550	543
Share premium reserve	216 389	227 332	216 389
Total paid-in capital	216 932	227 882	216 932
Retained earnings	75 866	37 079	46 798
Total retained earnings	75 866	37 079	46 798
TOTAL EQUITY	292 798	264 961	263 730
Non-current liabilities			
Deferred tax	17 045	43 360	16 167
Bond loan	297 135	294 276	295 706
Liabilities to financial institutions	25 114	21 615	25 062
Construction loan	-	1 974	-
Leasing liabilities	12 177	14 108	14 406
Other non-current liabilities	77 719	71 888	81 259
TOTAL NON-CURRENT LIABILITIES	429 190	447 221	432 600
Current liabilities			
Short term financial liabilities	5 000	4 900	5 078
Short term construction loan	60 654	125 123	48 711
Lease liabilities	3 818	4 043	4 128
Trade account payables	107 560	93 498	120 470
Public duties payable	15 608	14 803	9 184
Contract liabilities	42 676	27 114	15 514
Other short-term liabilities	71 679	74 687	50 055
TOTAL CURRENT LIABILITIES	306 995	344 168	253 140
TOTAL LIABILITIES	736 185	791 388	685 740
TOTAL EQUITY AND LIABILITIES	1 028 983	1 056 349	949 470

STATEMENT OF CHANGES IN EQUITY

	Attributable to equity holders of the parent company				Total equity
			Other Equity		
	Share capital	Share premium reserve	Retained earnings	Total other equity	
Equity as at 01.01 2019	550	228 178	29 611	29 611	258 339
Comprehensive income					
Profit for the period			6 623	6 623	6 623
Other comprehensive income			-2	-2	-2
Equity as at 30.06.2019	550	228 178	36 232	36 232	264 961
Transaction with owners					
- Capital decrease	-7	-11 789			-11 796
Comprehensive income					
Profit for the period Q3-Q4 2019			10 556	10 556	10 556
Other comprehensive income			11	11	11
Equity as at 31.12 2019	543	216 389	46 798	46 798	263 730
Equity as at 01.01 2020	543	216 389	46 798	46 798	263 730
Transaction with owners					
- Capital decrease					
Comprehensive income					
Profit for the period			29 063	29 063	29 063
Other comprehensive income			5	5	5
Equity as at 30.06 2020	543	216 389	75 866	75 866	292 798

STATEMENT OF CASHFLOW

All amounts in NOK thousand	2Q 2020	2Q 2019	1H 2020	1H 2019	31.12.2019
Cash flow from operations					
Profit before income taxes	25 420	6 987	29 946	8 491	23 776
Taxes paid in the period	-	3 242	-	-764	-782
Gain/loss from sale of fixed assets	-	-	-	-	8 765
Adjustment for gains on disposal of shares in subsidiaries	-25 934	-	-25 934	-	-
Depreciation	1 879	1 554	3 804	3 148	6 729
Change in inventory	41 270	-40 385	23 945	-96 213	4 646
Change in trade receivables	-111 637	-56 965	-128 247	-33 115	-3 960
Change in trade account payables	27 122	11 134	-12 898	4 441	31 413
Change in other provisions	-20 048	-14 208	27 829	-66 256	-115 101
Net cash flow from operations	-61 928	-88 642	-81 555	-180 268	-44 514
Cash flow from investments					
Purchase of fixed assets and investment property	-197	-73	-509	-681	-6 356
Proceeds from disposals of investment property	-	-	-	-	65 235
Purchase of subsidiaries (net of cash)	-	-	-	-28 250	-29 234
Proceeds from sale of other investments and sale of subsidiaries	25 934	-	25 964	-	125
Other investment	-1 442	-	-1 648	-	-8
Net cash flow from investments	24 295	-73	23 807	-28 931	29 762
Cash flow from financing					
Proceeds from long term loans	-	21	-	21	-
Repayment of long term loans	-26	-2 288	-3 566	-11 288	-2 763
Proceeds from construction loans	19 924	53 944	32 313	83 802	43 811
Repayment of construction loans	-	779	-20 370	-	-43 295
Repayment of financial lease liabilities	-1 296	-1 242	-2 791	-2 766	-5 010
Capital reduction	-	-	-	-	-11 796
Net cash flow from financing	18 602	51 214	5 586	69 769	-19 053
Net change in cash and cash equivalents	-19 031	-37 501	-52 162	-139 430	-33 805
Cash and cash equivalents at the beginning of the period	143 279	108 286	176 410	210 215	210 215
Cash and cash equivalents at the end of the period	124 248	70 785	124 248	70 785	176 410

NOTES

NOTE 1. GENERAL INFORMATION

Frigaard Property Group AS is a Norwegian building- and construction group with its main office located in Sarpsborg. The Group is operating in Norway.

The head office is located at Bredmyra 4, 1739 Borgenhaugen.

This summary of financial information for the first half year of 2020 has not been audited.

NOTE 2. BASIS OF PREPERATION

Frigaard Property Group AS' consolidated financial statements are prepared in accordance with IAS 34 Interim accounts. The summary of the financial information presented in the quarterly accounts is intended to be read in conjunction with annual report for 2019, which have been prepared in accordance with the international Financial Reporting Standards (IFRS).

NOTE 3. CHANGES IN GROUP STRUCTURE

Subsidiaries

Group Companies	Location	Ownership
Frigaard Property Group AS (parent company)	Sarpsborg	100 %
Metacon AS	Rakkestad	100 %
Alento AS	Drammen	100 %
Sub-group Frigaard Bolig:		
Frigaard Bolig AS (parent company in sub-group)	Sarpsborg	100 %
Høgliveien 30 AS	Sarpsborg	100 %
Aspelundveien 5 AS	Sarpsborg	100 %
Fagerliveien Utvikling AS	Sarpsborg	100 %
Moenskogen Utvikling AS	Sarpsborg	100 %
Rugdeveien 2 AS	Sarpsborg	100 %
Ryggeveien 33 AS	Sarpsborg	100 %
Solbyen Utvikling AS	Sarpsborg	100 %

There has been no purchases during second quarter 2020, but the shares in Höganloft Fastigheter AB have been sold.

NOTE 4 ACCOUNTING POLICIES

The accounting policies applied to the accounts are consistent with those described in the annual report for 2019.

New and amended accounting standards

Frigaard Property Group AS has not implemented new or changed standards in 2020 with material effect on the Group's financial position and results.

Critical accounting estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Group's accounting policies.

Estimates and judgements are continually evaluated, and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and management judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

NOTE 5. SEGMENT INFORMATION

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Frigaard Property Group AS has defined its two segments as:

- Property development
- Construction

All amounts in NOK thousand	Second quarter		First half year		Year
	2020	2019	2020	2019	2019
Income statement					
Property development	117 123	537	126 563	1 736	110 462
Construction	353 495	231 230	573 479	417 732	1 007 648
Other	240	1 222	5 076	2 338	4 416
Eliminations	-66 654	-	-67 102	-	-79 758
Total operating revenue	404 204	232 989	638 016	421 806	1 042 768
Property development	19 981	949	20 226	-166	11 155
Construction	17 188	16 715	29 671	28 042	55 478
Other	-4 953	-2 098	-5 439	-1 807	-14 640
EBITDA	32 216	15 567	44 458	26 069	51 994
Property development	19 898	991	20 060	-186	10 822
Construction	15 664	15 125	26 572	24 919	49 223
Other	-5 225	-2 101	-5 978	-1 810	-14 780
EBIT	30 337	14 014	40 654	22 923	45 265

Segment information is presented in the accordance with Frigaard Property Group's accounting policies in accordance with IFRS. Revenue from Property development from project for own account is recognised upon handover as regulated in IFRS 15. The largest operating segment in the Group relates Construction projects. These are engineering and construction projects delivered to public and private customers based on contractual agreed scope and price.

Segment assets and liabilities is not reported to the chief operating decision maker on a regularly basis.

The group "other" consists of the change in fair value on investment property, rental income and other operating expense for the investment property and the holding company FPG AS. Eliminations is intra group sales, where Property development is the contracting customer and Construction is the builder.

NOTE 6. RELATED PARTY TRANSACTIONS

All transactions with related parties are carried out in accordance with the am's length principle. Transaction between subsidiaries are eliminated in the consolidated financial statements and do not represent related parties. Frigaard Property Group has during the quarter, in addition to ordinary business transactions, not had any significant transactions with related parties, except for a guarantee commission of MNOK 9.4 to Frigaardgruppen AS. The commission is related to the responsibilities under the share sale of Höganloftet AB.

NOTE 7. EVENTS AFTER THE REPORTING DATE

Frigaard Property Group has been operating as relatively as normal in the second quarter, and the corona outbreak has so far had a limited effect. Regards to our ongoing projects, which will be finalized during second half year, we are on plan to deliver. Great precautions have been taken according to the FHI guidelines. The concern for life and health is Frigaard Property Group's first priority, and the company has implemented a number of measures to protect employees and those working at Frigaard Property Group's projects sites, against the spread of the coronavirus. On the management side, our employees have been working from home when and where possible.

No other events have occurred after the balance sheet date which have had a material effect on the submitted accounts.

FINANCIAL CALENDAR

2020 Q3 report: 17.11.2020

ADDITIONAL INFORMATION

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