

**GALLERIERNE HILLERØD - INFORMATION JUNIOR BOND**

Hillerød March 8, 2021

Dear Junior Bond Investors.

Our work on the project has moved into the building phase and months of planning and preparations prove itself as the process moves along according to schedule.

We launched the senior bond in the last quarter of 2020, and have completed the second tap to satisfactory result and we would like to thank you, our investors for seeing the same opportunity as we have from day one.

Leases:

Since our last newsletter, we have signed a lease with IWG for an office hotel, designed from their brand "Spaces", where the focus lies on modern workspaces and a good working environment. Office hotels have received increased attention since the general working situation changed during corona. Due to this, we have already experienced interest in our new office hotel and we are looking forward to welcoming tenants and businesses in summer 2021. We have completed a showroom for "Spaces" next week, and future tenants can see design and display of their future workspace 1:1.

We have also signed a lease with the restaurant "Flammen", and they will inhabit a central position on the ground floor. They have released press information with the announcement of their new location at Gallerierne and have received fine reviews and hundreds of positive comments on SoMe.

We have Head of Terms on practically every square meter on the ground floor, and a single tenant have reserved 1.750 m<sup>2</sup> and a store space in the cellar. The last two remaining spaces have received much interest from potential tenants, and we expect to sign the final agreements on the areas on the 55 m<sup>2</sup> and 109 m<sup>2</sup> within a couple of months.

At the cellar level we are negotiating with several companies within the edutainment business such as Virtual Reality, Escape rooms and playcenter for children and adults.

We have entered a contract with turnkey contractor, 3L Entreprise, who steadily and with great attention to detail transforms the property. The manager, Lars Pedersen, has extensive knowledge and experience from projects at our scale, and have recently refurbished 220 hotel rooms in a former shopping enter in Copenhagen. A project not far from the conversion of our building.

Throughout the last month we have mounted steel and established the floors for the cinemas and today the concrete will be layed out. The new steel roof will commence on Monday, where a construction of more than 100 tonnes of steel is mounted.

Denmark has been in a larger lockdown, where the most of the city centre has been closed off. This has affected the garage use, and we have observed a 35 % decrease in costumers.

Retail shops have now received permission to open, and we have instantly seen an increase in costumers.

Our work in the coming period will be focused on the last leases and the final reconstruction of the property to the future hotspot of Hillerød.

We will send out regular updates as we reach milestones or other exciting things happen in relation to the property. Should you have any questions in the meantime, we are always available by mail or telephone. CEO Tom Høeg can be contacted at [tomhoeg@sarofie.dk](mailto:tomhoeg@sarofie.dk) or telephone +45 28492929 and Developer Casper Rømer Rasmussen can be contacted at [crr@canton.as](mailto:crr@canton.as) or +45 40288710

On behalf of the development team behind Gallerierne in Hillerød

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