

# Financial Statements 2019

LBI ehf Ármúli 21 108 Reykjavík Reg. No. 540291-2259

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# Independent Auditors report

To the Board of Directors and the Shareholders of LBI ehf.

#### Opinion

We have audited the Financial Statements of LBI ehf. for the year ended December 31, 2019 which comprise the report of the Board of Directors and the CEO, the income statement, the balance sheet, the statement of cash flows, and the notes to the Financial Statements, including a summary of significant accounting policies.

In our opinion, the accompanying Financial Statements give a true and fair view of the financial position of LBI ehf. as at December 31, 2019, and its financial performance and its cash flows for the year then ended in accordance with the Icelandic Financial Statement Act.

### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of LBI ehf. in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), and Icelandic Institute of State Authorized Public Accountants, Code of Ethics (FLE Code) and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Emphasis of Matter**

We draw attention to Note 11 to the Financial Statements which describes the uncertainty related to the value of LBI's claims against the Landsbanki Luxembourg estate. Our opinion is not qualified in respect of this matter.

#### Other information

The Board of Directors and the CEO are responsible for the other information. The other information comprises the supplemental information.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact. We have nothing to report in this regard.

# Responsibilities of the Board of Directors and the CEO for the Financial Statements

The Board of Directors and the CEO are responsible for the preparation and fair presentation of the Financial Statements in accordance with the Icelandic Financial Statement Act, and for such internal control as the Board of Directors and the CEO determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the Board of Directors and the CEO are responsible for assessing LBI ehf.'s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors and the CEO either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of LBI ehf.'s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Kópavogur, 19 February 2020

Deloitte ehf.

Hilmar A. Alfreðsson
State Authorized Public Accountant

Jón Kristinn Lárusson State Authorized Public Accountant

# Endorsement by the Board of Directors and the CEO

LBI ehf. (hereafter "LBI" or the "Company") is a private limited liability company incorporated and domiciled in Iceland. The Company's registered office is at Ármúli 21, 108 Reykjavík.

LBI's main activity is the management and controlled monetisation of its asset portfolio, which includes, among other things, cash, loans, and equity instruments, claims on bankrupt estates, real estate, unsettled derivative contracts and litigation claims against third parties.

LBI's winding-up proceedings under the Icelandic Bankruptcy Act were concluded on 25 December 2015 according to the terms of the composition agreement approved (the "Composition Agreement") following which LBI issued new shares and convertible notes (the "Convertible Notes") to its composition creditors in settlement of their claims on 23 March 2016.

### Operations in 2019

During the financial year 2019, LBI actively managed its asset portfolio and worked to resolve disputed and contingent claims. Net cash inflow from assets during the year amounted to EUR 18.1 million, derived from EUR 10.3 million from loans to customers and EUR 7.8 million from claims on bankrupt estates and other assets.

During the year, the Company redeemed an aggregate EUR 16.8 million of Convertible Notes prorata to their outstanding nominal amount.

On 6 December 2019, the Company exercised its option to partially convert EUR 89,6 million of Convertible Notes pro-rata to their outstanding nominal amount into 89,635,400 new Class A Shares with a nominal value of EUR 896,354.

Over the year, EUR 50.6 million in disputed Art. 113 claims were finally resolved, resulting in claims of EUR 15.1 million being finally accepted and claims of EUR 35.5 million being finally rejected. Contingent Art. 113 claims remained unchanged.

As of 31 December 2019, the Company's total assets amounted to EUR 116.2 million (2018: EUR 132.8 million) and total liabilities amounted to EUR 116.2 million (2018: EUR 132.8 million). The profit for the year was nil after adjusting the value of the Convertible Notes by EUR 1.0 million so as to equal the estimated net realisable value of the Company's assets. No dividends were paid during the year.

## Risk Factors and Risk Management

LBI's holding of financial and other assets gives rise to various risks. The Company proactively manages risk by ensuring that an appropriate governance framework and internal controls are in place. The Convertible Notes are directly linked to the value of the Company's assets. Any changes to the valuation of the Company's assets due to market developments or perceived risk will therefore have a direct effect on the value of the Convertible Notes. A portion of LBI's assets is denominated in currencies other than the functional currency of the Company and the currency denomination of the Convertible Notes, which gives rise to foreign exchange risk. LBI does not utilise forward contracts, derivatives or other forms of financial hedging.

#### Going Concern

The Financial Statements have been prepared on the basis that the Company will be able to effectively manage the timing of asset realisations. External events (whether political, economic, regulatory and/or legal in nature) could affect the time scale, ability and process for such realisations.

Due to the nature of its operations, the Company has a finite life. The Convertible Notes will be fully converted into equity when all recoverable assets of the Company have been realised and all available non-ISK cash has been applied toward the redemption of outstanding Convertible Notes. Following the full conversion of the Convertible Notes into equity, the Company will be dissolved.

#### Other Matters

The Financial Statements for the year ended 31 December 2019 have been prepared in accordance with the Icelandic Act on Annual Accounts No. 3/2006 (the "Act on Annual Accounts") and are presented in EUR, which the Company adopted as its functional currency from 2016.

## Share Capital and Shareholders

On 31 December 2019, 564 shareholders were registered in the Company's share registry. The ten largest shareholders of the Company and their respective ownership stake as of 31 December 2019 were as follows:

#	Shareholder / Control	Number of shares	% Ownership	Aggregate control
1	Anchorage Capital Group LLC			45,7%
	ACMO S.a.r.l.	525.283.099	42,9%	
	AIO IV S.a.r.l.	16.106.342	1,3%	
	ACMO Finance (Ireland) Limited	12.817.741	1,0%	
	PCI Fund LLC	6.138.126	0,5%	
2	Deutsche Bank AG, London Branch	156.244.848	12,8%	12,8%
3	Taconic Capital Advisors LP			8,2%
	TCA Opportunity Investments Sarl	90.406.480	7,4%	
	TCA Event Investements Sarl	10.045.164	0,8%	
4	Goldman Sachs International			8,1%
	ELQ Investors II Ltd.	60.525.350	4,9%	
	Goldman Sachs International	38.653.010	3,2%	
5	Burlington Loan Management Limited	90.841.357	7,4%	7,4%
6	Merrill Lynch International	21.652.844	1,8%	1,8%
7	CarVal Investors			1,6%
	CVIC Cayman Securities Ltd.	7.778.282	0,6%	
	CVI AA Cayman Securities LP	5.845.225	0,5%	
	Carval GCF Cayman Securities Ltd.	3.188.549	0,3%	
	CVI AV Cayman Securitites LP	2.475.273	0,2%	
8	Citigroup Global Markets Ltd.	14.848.006	1,2%	1,2%
9	One Tusk Master Fund LP	12.643.005	1,0%	1,0%
10	Ríkisábyrgðasjóður	12.028.711	1,0%	1,0%
Total		1.011.374.253	88,8%	89,2%

# Statement by the Board of Directors and the CEO

The Financial Statements for the year ended 31 December 2019 have been prepared in accordance with the Act on Annual Accounts.

It is the opinion of the Board of Directors and the Chief Executive Officer that the Financial Statements of LBI for the year 2019 give a true and fair view of the financial performance of the Company and describe the principal risks and uncertainties faced by the Company.

The Board of Directors and the Chief Executive Officer hereby endorse the Financial Statements of LBI for the year 2019 and recommend that they be approved at the Annual General Meeting of the Company.

	Reykjavík, 19 February 2020	
	The Board of Directors	
	Richard Katz	
	Chairman	
Kolbeinn Árnason		Christian Digemose
	Chief Executive Officer	
	Ársæll Hafsteinsson	

# Income Statement 2019

	Notes	2019	2018
Interest, dividend and fee income		186	362
Net change in value  Net exchange difference		3.966 804	19.556 5
Operating income	-	4.956	19.923
Salaries and related expenses  General and administrative expenses		(4.784) (3.935)	(7.022) (5.160)
Operating expenses	-	(8.720)	(12.182)
Reversal of reserves held in escrow  Adjustment to value of the Convertible Notes  Financing activities		4.808 (1.045) 3.764	16.809 (24.550) (7.741)
Profit before Stability Contribution and taxes	-	0	
Taxes	13	0	0
Profit for the year	_	0	0

# Balance Sheet as at 31 December 2019

Assets	Notes	31.12.2019	31.12.2018
Cash	8	11.155	13.958
Restricted cash	9	15.109	15.172
Loans to customers	10	2.270	10.631
Claims on bankrupt estates and other assets	11	87.674	93.034
Total assets	-	116.209	132.795
Liabilities			
Convertible Notes	12	115.258	131.433
Other liabilities		951	1.363
Total liabilities	-	116.209	132.795
Equity			
Share capital		12.174	11.262
Accumulated deficit		(12.174)	(11.262)
Total equity	14	0	0
Total liabilities and equity		116.209	132.795

# Statement of Cash Flows 2019

	2019	2018
Cash flows (to) from assets		
Interest received on cash	37	48
Restricted cash- net cash inflow (outflow)	0	4.861
Loans to customers - principal payments inflow	10.112	25.562
Loans to customers - interest/fee income	149	387
Claims on bankrupt estates and other assets	7.752	19.558
Net cash from assets	18.050	50.415
Cash flows (to) from other operating activities		
Salaries and related expenses	(4.569)	(7.827)
General and administrative expenses	(4.071)	(5.777)
Net cash (to) from other operating activities	(8.640)	(13.604)
Cash flow (to) from financing activities		
Reversal of reserves held in escrow	4.408	15.409
Redemption of Convertible Notes	(16.820)	(73.009)
Net cash (to) from financing activities	(12.411)	(57.600)
(Decrease) increase in cash	(3.001)	(20.789)
Effects of foreign exchange rate adjustments on cash	198	(4)
Cash at the beginning of the period	13.958	34.752
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Cash at the end of the period	11.155	13.958

# General information

# 1. Reporting entity

LBI ehf. is a private limited liability company incorporated and domiciled in Iceland. The Company's registered office is at Ármúli 21, 108 Reykjavík.

LBI's main activity is management and controlled monetisation of its asset portfolio which includes, among other things, cash, loans, equity instruments, and litigation claims against third parties.

# 2. Basis of preparation

## Statement of compliance

These Financial Statements have been prepared in accordance with the Act on Annual Accounts.

The Financial Statements were approved and authorised for issue by the Board of Directors and CEO on 19 February 2020.

## Going concern

The Financial Statements have been prepared on the basis that the Company will be able to effectively manage the timing of asset realisations. External events (whether political, economic, regulatory and/or legal in nature) could affect the time scale, ability and process for such realisations. Due to the nature of its operations, the Company has a finite life. The Convertible Notes will be fully converted into equity when all recoverable assets of the Company have been realised and all available cash has been applied toward the redemption of outstanding Convertible Notes. Following the full conversion of the Convertible Notes into equity, the Company will be dissolved.

## Valuation methodology

The valuation methodology underlying each asset category is based on the application of the Company's present asset realisation strategy. The methodology does not represent an exhaustive attempt to take into account all factors that the Company or other market participants would consider when performing an in-depth valuation exercise. Further information regarding the valuation methodology for each asset is as follows:

Balance sheet item	Valuation methodology
Cash and restricted cash	Recognised at nominal value.
Loans to customers	Recognised at amortised cost, applying the effective interest rate method, with estimates made for impairment reflecting the creditworthiness of the borrower, underlying collateral if any and other relevant factors.

Claims on bankrupt estates and other assets	Realisable value for claims against bankrupt estates is based on best estimate of recoverability, in part reflecting information provided by the administrator of the relevant estate. Equities are valued at estimated recoveries. To the extent such assets are subject to market quotations, the Company reviews such quotations in assessing its recoveries but does not rely exclusively on such quotations. Real estate is valued at realisable value. Value derived from settlement of disputes reported off balance sheet are reported under this category. Other receivables are valued at nominal amount.
Convertible Notes	Recognised at the lesser of net asset value or nominal amount outstanding at the end of the period.
Other liabilities	Valued at nominal amount.

Due to the ongoing monetisation of its asset portfolio and the resulting reduction in the number of individual exposures, the Company decided in Q1 2019 to merge certain asset categories in order to simply its financial reporting. As from Q2 2019 Management Accounts and going forward, Equities, Other Assets and Other Receivables was therefore reported together with Claims on Bankrupt Estates in a new asset category called Claims on Bankrupt Estates and Other Assets.

### Functional currency

This Financial Statements are presented in EUR, which is the Company's functional currency. All amounts have been rounded to the nearest thousand, except where otherwise stated. A proportion of the Company's assets are denominated in currencies other than EUR. As a result, the estimated values presented herein may be impacted by exchange rate movements.

## Uncertainties / use of estimates and judgements

The preparation of the Financial Statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and reported values. The estimates and underlying assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. Reasonable prudence is exercised in the valuation of individual assets and foreseeable losses are taken into account. Actual results may nonetheless differ materially from these estimates and assumptions made.

The Financial Statements have been prepared on the basis that LBI is able to manage the realisation of its assets and transact its ongoing business with appropriate regard to the interests of all its stakeholders. Accordingly, the estimate of value attributed to each asset is dependent on the realisation strategy presently pursued for such asset. As such, asset value does not necessarily represent the price at which an orderly transaction could take place between market participants on the reporting date. Rather, such values are intended to represent the value of assets based on a longer-term estimate of recoverable value.

Limited active markets exist for some of the assets held by the Company. To the extent that the estimated asset values are based on inputs that are less observable or unobservable in the market, estimation of value requires a more subjective judgement. Accordingly, management has been required to apply such judgement considerably in estimating values for certain assets.

The Company holds assets for which limited, or no observable market data is available, and/or which are subject to legal disputes. The value of those assets is based on judgements regarding various

factors deemed appropriate. Considerable judgement has been applied in determining and recognising the value of those assets.

The realisable value of the Company's assets may differ at various points in time, as some of the non-cash assets are complex, illiquid and non-standardised, and subject to a number of material uncertainties, including general economic and market conditions and legal outcomes which have been and may continue to be volatile. Changes in the underlying assumptions used for measurement could materially affect these stated values.

Although the majority of claim disputes have been settled, it should be noted that the definitive amount of the Company's liabilities cannot be finally determined until all disputed and contingent claims have been resolved. Reference is made to Notes 15 and 16 for further information on disputed and contingent claims, and their potential impact on the Company's liabilities.

#### Interest, dividend and fee income

Interest and fee income is recognised on an accrual basis except interest income on cash held at bank which is recognised from account statements.

Dividend income is recognised when the shareholder's right to receive payment has been established (provided that the economic benefits are expected to flow to the Company and the amount of income can be measured reliably).

#### **Impairment**

Assets measured at amortised cost are reviewed at each reporting date to determine whether there is any indication of impairment. Impairment is determined by evaluating exposures on a case-by-case basis. Reasonable prudence is exercised in the valuation of individual assets and potential losses which may arise in the course of the financial year or in respect of previous financial years are taken into account. Impairment losses are recognised in the income statement when losses are either incurred or foreseeable.

Where the cost of assets has been impaired and the reasons for the impairment no longer applies, the previously recognised impairment loss is reversed. Income from assets classified off balance sheet is recognised as reversal of impairment. The amount of the reversal is recognised in the income statement.

#### Stability Contribution

As part of the Composition Agreement confirmed by the District Court of Reykjavik on 18 December 2015 (which became final and binding under Icelandic law on 25 December 2015), LBI made a voluntary contribution to the Icelandic State (the "Stability Contribution") and entered into an agreement with the Central Bank of Iceland ("CBI") whereby the Company undertook to transfer ISK cash balances and certain assets to the CBI (the "Assignment Agreement"). The Assignment Agreement furthermore provided for specific assets to be retained by LBI (the "Retained Assets"), subject to additional Stability Contributions (the "Additional Stability Contributions") in the future under certain circumstances.

The Retained Assets held by LBI during the reporting period comprised certain assets, rights and litigation where a realisation could result solely in ISK proceeds or combined ISK and non-ISK proceeds; and where any ISK proceeds must be transferred to the CBI as an Additional Stability Contribution if and when realised. No value is assigned to prospective ISK proceeds from these

assets on LBI's Balance Sheet. Any cash received on account of a Retained Asset will be held off balance sheet until returned to CBI as Additional Stability Contribution.

# 3. Currency exchange rates

Transactions in foreign currencies are initially recorded at the rates of exchange prevailing on the date of each transaction. Monetary assets and liabilities denominated in foreign currency are converted using the selling rates published by the CBI on the Balance Sheet date. Profit and loss resulting from exchange rate movements are included in profit/loss for the reporting period.

	Balance Sheet date	
	31.12.2019	31.12.2018
ISK	0,0073	0,0075
USD	0,8912	0,8728
GBP	1,1733	1,1129

At the end of the reporting period, the Company held assets in currencies other than EUR, GBP, USD totalling the equivalent of EUR 3.9 million (see Supplemental Information A.).

## Notes to the Income Statement

# 4. Interest, dividend and fee income

	2019	2018
Cash and restricted cash balances	37	(5)
Loans to customers	149	366
Total	186	362

# 5. Net change in value

	2019	2018
Loans to customers	1.752	4.071
Claims on bankrupt estates and other assets	2.214	15.484
Total	3.966	19.556

The net increase in estimated recoverable value reported under loans to customers of EUR 1.8 million over the year (2018: 4.1 million) reflect greater than expected recoveries on the portfolio as a whole, part of which was realised during the year. A net increase of EUR 2.2 million in the reported value for claims on bankrupt estates and other assets (2018: 15.5 million) is primarily driven by an increase in the value of claims held against the Heritable Bank estate and a claim against a foreign financial institution which was recognised in Q4 2019 and collected in Q1 2020.

# 6. Salaries and related expenses

	2019	2018
Salaries	3.938	5.827
Pension fund	554	754
Other salary related expenses	293	441
Total	4.784	7.022
Average number of full-time positions during the period	3	6
Number of full-time positions at the end of the period	2	5

Total salaries and fees paid to the Company's directors and management for the year 2019 amounted to EUR 2.3 million (2018: EUR 3.1 million).

# 7. General and administrative expenses

	2019	2018
External advisors	3.128	4.733
Premises expenses	46	72
Other expenses	762	355
Total	3.935	5.160

# Notes to the Balance Sheet

#### 8. Cash

	31.12.2019	31.12.2018
Cash	11.155	13.958
Total	11.155	13.958

# 9. Restricted cash

	31.12.2019	31.12.2018
Indemnity Fund	14.864	14.932
Trustee Indemnity Fund	245	240
Total	15.109	15.172

An indemnity fund (the "Indemnity Fund") has been placed in a term deposit account with a foreign bank under the terms of the indemnification provided by the Company in favour of various parties in relation to the winding-up proceedings and composition. The term deposit bears floating interest rates which are currently negative. In the event that the Indemnity Fund is drawn on between 26 December 2017 and 25 December 2019, LBI is required to top-up the balance to EUR 15 million. Any balance remaining in the Indemnity Fund on 25 December 2025 will be returned to LBI.

An indemnity fund has been placed with Wilmington Trust in its capacity as trustees under the trust deed executed in relation to the issuance of the Convertible Notes (the "Trustee Indemnity Fund"). The first of four equal instalments in the amount of USD 275 thousand has been deposited into the Trustee Indemnity Fund which could total USD 1.1 million when fully funded. The Trustee Indemnity

Fund will be held for the benefit of Wilmington Trust and any remaining funds released under certain conditions three months after the Convertible Notes are redeemed, cancelled or converted.

Neither cash nor restricted cash includes reserves placed in escrow pursuant to the Composition Agreement to cover disputed and contingent claims lodged under Art. 113 of the Icelandic Bankruptcy Act.

#### 10. Loans to customers

As of 31 December 2019, the estimated recoverable value in the loan to customer portfolio was accounted for by mortgage exposures to an individual secured by residential real estate and exposures to Danish limited liability structures known as Kommanditselskaber ("K/S").

Loans to customers by sector	31.12.2019	31.12.2018
Real Estate	2.178	5.535
Services	0	4.700
Other	92	396
Total	2.270	10.631

Loans to customers by country	31.12.2019	31.12.2018
UK	2.178	2.335
Germany	0	4.400
Netherlands	0	21
Other Europe	92	3.875
Total	2.270	10.631

As of 31 December 2019, the two largest exposures in the portfolio by estimated recoverable value accounted for EUR 2.2 million, or 95.9% of the estimated recoverable value of all loans to customers, whereas the aggregate outstanding balance for these two exposures amounted to EUR 33.4 million, or 98.5%, of the entire portfolio. The largest exposure is to an individual who has filed for bankruptcy in the United Kingdom. The Company is the largest creditor of the individual's estate but expects that a very substantial majority of the outstanding balance will ultimately be uncollectible.

Counterpary	Type of Exposure	Collateral	Balance
Individual	Mortgage / equity loa	n Residential real estate	32.067
Corporate	K/S	Commercial property lease	1.330
		Total	33.397

As of 31 December 2019, the Company's loan to customers portfolio comprised four K/S exposures where recovery is expected with an aggregate balance of EUR 1.9 million, of which one is against a solvent K/S entity and three are against individual investors who guaranteed the obligations of failed K/S entities.

# 11. Claims on bankrupt estates and other assets

# Landsbanki Luxembourg

LBI is the sole remaining creditor of the Landsbanki Luxembourg estate, which has been subject to liquidation proceedings in Luxembourg since late 2008. Information set forth below regarding legal matters pertaining to the Landsbanki Luxembourg estate is mainly based on communications from that estate's liquidator, and not all of such information has been independently verified by LBI management.

The residual assets of the Landsbanki Luxembourg estate consist of equity release loans to individuals domiciled mainly in France and Spain. All loans are secured by first-lien mortgages on residential property owned by the respective borrowers. As a general matter, when an equity release loan was originally advanced, a portion of the proceeds was made available to the applicable borrower in cash or in the form of a repayment on an existing mortgage; other proceeds may have been invested in securities.

French debtors have brought criminal actions against the Landsbanki Luxembourg estate and the Criminal Court in Paris has ordered a stay on the collection and enforcement of outstanding loans to borrowers domiciled in France until the legal proceedings are concluded. This action impedes the expected cash flow in the form of dividend payments from the Landsbanki Luxembourg estate to LBI and will delay collection of these loans and the liquidation process as a whole.

A ruling from the Criminal Court of First Instance in Paris was announced on 28 August 2017 where Landsbanki Luxembourg and nine former directors, executives and wealth management advisors were acquitted of all charges. On 1 September 2017, the Public Prosecutor and the borrowers in question appealed the judgement to the Paris Appeal Court.

The main hearing for the Paris Appeal Court was held during the period of May through July 2019. On 31 January 2020, the Paris Appeal largely upheld the judgement of the Criminal Court of First Instance in Paris of 28 August 2017, acquitting all the accused parties and dismissing all the borrowers' claims for damages.

In February 2020, a challenge of the Paris Appeal Court decision was submitted to the *Cour de cassation* by the French Public Prosecutor and certain individual borrowers. This appeal process is expected to start soon.

Landsbanki Luxembourg is also subject civil proceedings in Spain. These proceedings, too, may impact the timing and amounts of recoveries on the portfolio.

In November 2012, several customers in France and Spain brought a criminal complaint in Luxembourg against the liquidator, alleging that the former activities of Landsbanki Luxembourg are criminal and thus that the estate's liquidator should be convicted for money laundering by trying to execute the mortgages. Other criminal complaints have been filed in Luxembourg in 2016 and 2017 based on the same grounds against the liquidator personally.

Collections on Landsbanki Luxembourg's loans may take several years due to the time requirements of criminal proceedings and enforcement procedures. Because of this, LBI's presented estimated recovery numbers are subject to great uncertainty, both in timing and amount.

At 31 December 2019, LBI's claims against the Landsbanki Luxembourg estate amounted to EUR 335.1 million.

#### Heritable Bank

Heritable Bank is a former financial institution and a former subsidiary of LBI, which has been subject to bankruptcy proceedings in Scotland since October 2008. LBI was awarded a finally recognised general unsecured claim in the amount of GBP 70 million and a finally recognised subordinated claim in the amount of GBP 7 million against the Heritable Bank estate. To date, the Heritable Bank estate has made aggregate distributions to holders of general unsecured creditors equal to 98% of their finally admitted claims. At 31 December 2019, LBI's general unsecured claim against the Heritable Bank estate amounted to EUR 1.6 million.

Following an update report from the liquidator of the Heritable Bank estate, LBI has increased the estimated recovery of its claims from EUR 89 thousand to EUR 732 thousand. The final distribution from the Heritable Bank estate is expected in the third quarter of 2020.

Under a subsidiary guarantee provided by LBI to Heritable Bank prior to its bankruptcy proceedings, 67 holders of unsecured claims against Heritable Bank lodged contingent Art. 113 claims against LBI to the extent that these claims would not be fully satisfied by the Heritable Bank estate. LBI has fully reserved against these contingent Art. 113 claims and has placed into escrow an aggregate EUR 3.9 million in sufficient de minimis cash payments (the "DMP"), Convertible Notes and Convertible Note redemption payments to cover its maximum potential obligations (see Note 16). While these escrow allocations will be returned to LBI in their entirety if the Heritable Bank estate's general unsecured claims recover 100% of their principal amount, it is now anticipted that approximately 47% of the escrow allocations amounts will be returned based on LBI's recovery expectations for the Heritable Bank estate's general unsecured claims.

#### Other assets

As of 31 December 2019, other assets primarily consist of cash balances held in escrow against liabilities potentially arising from the monetisation of assets, a claim against foreign financial institution which was recognised in Q4 2019 and collected in Q1 2020, and nostro account balances with HSBC's Milan Branch which remain subject to resolution and collection.

In 2015, the Company reached an agreement with BNP Paribas, as the successor to Fortis in Belgium, regarding a bank account held in the name of LBI. As part of the agreement, certain funds are held on escrow account until 19 March 2020 to cover potential claims which might arise from third parties on BNP Paribas until that time. The amount on escrow is expected to be released in March 2020.

The Company filed litigation against HSBC's Milan Branch in Italy in March 2017. The dispute arises from the withdrawals of funds by HSBC from bank accounts in the name of LBI at the HSBC Milan Branch. The main hearing in the case has been scheduled for December 2020.

## Liabilities

#### 12. Convertible Notes

Pursuant to the Composition Agreement the Company issued Convertible Notes on 23 March 2016 in an aggregate nominal amount of EUR 2,041,382 thousand. The nominal amount of the Convertible Notes is specified as follows:

_	Noteholders	LBI	Total
Nominal amount outstanding 1 January 2019	589.629	0	589.629
Convertible Notes redeemed	(16.820)	0	(16.820)
Convertible Notes cancelled	(1.795)	0	(1.795)
Partial Conversion of Notes	(89.635)	0	(89.635)
Nominal amount outstanding 31 December 2019	481.379	0	481.379

The Convertible Notes are unsecured, non-interest bearing, convertible into equity in certain circumstances and contain certain restrictions related to the Company's assets.

The final maturity of the Convertible Notes is 30 November 2035. The timing and amount of any early redemptions are determined by the realisation of the Company's assets. Under the terms of the Convertible Notes, LBI is required to make redemptions on 15 June and 15 December of each year equal to all available non-ISK cash held by the Company on such dates. Redemptions are made to the extent that its aggregate non-ISK cash balances exceed the equivalent of EUR 10 million after deduction of funds retained for budgeted operating expenses and asset support. LBI has the option of making early redemptions at any time, subject to prior notification.

The Convertible Notes are convertible into equity on the final maturity date, in part or in full, or on a conversion date as defined in their terms. The Convertible Notes will be fully converted into equity when all recoverable assets of the Company have been realised and all available non-ISK cash has been applied toward the redemption of outstanding Convertible Notes. Following the full conversion of the Convertible Notes into equity, the Company will be dissolved.

Pursuant to LBI's Articles of Association, the Convertible Notes are contractually stapled to the Company's share capital on a pro-rata basis, which requires any transfer of the two instruments to occur simultaneously.

LBI's payment obligations under the Convertible Notes cannot exceed the net realisable value of the underlying assets of the Company, except upon acceleration following an event of default. As such, the book value of the Convertible Notes is adjusted in line with the value of the Company's assets at the end of each financial reporting period. While an increase in asset value can lead to an increase in the book value of the Convertible Notes, the book value of the Convertible Notes can never be higher than the nominal amount outstanding.

On 17 June 2019, the Company redeemed EUR 16.8 million of Convertible Notes pro-rata to their outstanding nominal amount.

On 6 December 2019, the Company exercised its option to partially convert EUR 89,6 million of Convertible Notes pro-rata to their outstanding nominal amount into 89,635,400 new Class A Shares with a nominal value of EUR 896,354.

During the year 2019, Convertible Notes in the nominal amount of EUR 1.8 million (book value of EUR 0.4 million) were returned to LBI from escrow following the final rejection of disputed and contingent Art. 113 claims.

As of 31 December 2019, Convertible Notes in the nominal amount of EUR 769 thousand and Convertible Note redemption payments in the amount of EUR 2.2 million were held in escrow to cover disputed and contingent Art. 113 claims pursuant to the Composition Agreement.

The book value of the Convertible Notes is specified as follows:

	31.12.2019	31.12.2018
Book value outstanding at beginning of year	131.433	181.292
Convertible Notes redeemed	(16.820)	(73.009)
Adjustment of value relating to net asset value	1.045	24.550
Convertible Notes cancelled by book value	(400)	(1.400)
Book value outstanding at end of year	115.258	131.433

# 13. Taxes

#### Income tax

The Company is subject to general corporate income tax in Iceland at the rate of 20%. The Company has tax loss carry-forwards from previous years to offset future taxable income as set out below:

Income year	Expires	Tax loss
2010	2020	0
2011	2021	68.478
2012	2022	86.800
2013	2023	53.387
2014	2024	111.635
2015	2025	0
2016	2026	0
2017	2027	8.706
2018	2028	0
2019	2029	0
	Total	329.007

# Equity

# 14. Changes in Equity

The Company's share capital is divided into two classes of shares, being 1,225,323,804 Class A Shares and nil Class B Shares. The rights of shareholders in each class are the same apart from the fact that shareholders holding Class B Shares do not enjoy voting rights except as set out in the Company's Articles of Association.

Pursuant to its Articles of Association, the Company is both authorised and obligated to issue up to 36.0 million new Class A shares each of EUR 0.01 to cover any disputed or contingent claims lodged under Art. 113 of the Icelandic Bankruptcy Act which may become finally recognised under LBI's Composition Agreement.

The share capital of the Company as of 31 December 2019 is specified as follows:

	Shares	Ratio	Amount
Total share capital at year-end Own shares held at year-end	1.225.323.804 (7.958.319) 1.217.365.485	100,0% -0,6% 99,4%	12.253.238 (79.583) 12.173.655
Change in equity is specified as follows:			
	Share capital	Accumulated deficit	Total equity
Equity as at 1 January 2019	11.262	(11.262)	0
Shares allocated to LBI	0	0	0
New share capital issued	912	(912)	0
Profit for the period	0	0	0
Equity as of 31 December 2019	12.174	(12.174)	0

During the year, the Company issued 1,517,444 new Class A Shares with a nominal value of EUR 15,174.44 to a holder of previously disputed Art. 113 claims which were finally accepted during the period. The Company furthermore issued 89,635,400 new Class A Shares with a nominal value of EUR 896,354 in connection with the partial conversion of the Convertible Notes in December.

# Information relating to claims not reflected in the Balance Sheet

# 15. Disputed and contingent Art. 113 claims pursuant to the Composition Agreement

Disputed Art. 113 claims	2019	2018
Claims at the beginning of the period	50.895	169.840
Finally rejected claims	(35.471)	(118.945)
Finally accepted claims	(15.113)	0
Disputed Art. 113 claims at the end of the period	311	50.895

All disputed Art. 113 claims have been referred to the Icelandic courts for resolution.

During the year, the Company settled disputed Art. 113 claims pursuant to which claims of EUR 15.1 million were finally accepted and claims of EUR 35.5 million were finally rejected. Disputed Art. 113 claims outstanding at the end of the year in the aggregate amount of EUR 311 thousand are all related to remaining Money Market cases.

Contingent Art. 113 claims	2019	2018
Claims at the beginning of the period	21.992	21.992
Finally rejected claims	0	0
Finally accepted claims	0	0
Contingent Art. 113 claims at the end of the period	21.992	21.992

The resolution of all remaining contingent claims depends on the extent to which further payments are made by the Heritable Bank estate towards general accepted claims (see Note 11). Any further payments from the Heritable Bank estate towards its general unsecured claims will lower the contingent claims on LBI causing a reversal of reserves held against those claims. It is currently expected that approximately 47% of the EUR 22.0 million in contingent Art. 113 claims will be finally rejected.

# 16. Reserves for disputed and contingent Art. 113 claims pursuant to the Composition Agreement

Pursuant to the Composition Agreement, the Company has fully reserved against all disputed and contingent Art. 113 claims by placing into escrow sufficient DMP, Convertible Notes and Convertible Note redemption payments to cover its maximum potential obligation on such claims.

The reserves for disputed and contingent Art. 113 claims are held off balance sheet. To the extent disputed Art. 113 claims are finally rejected or contingent Art. 113 claims are ultimately reduced, the corresponding amount of DMP, Convertible Notes and Convertible Note redemption payments will be returned to LBI. Upon receipt, the Company recognises such reversal of reserves in the Income Statement and on the Balance Sheet.

As stated in the Company's Articles of Association, LBI is authorised and obligated to issue and allocate new shares up to a maximum amount of EUR 360 thousand of which EUR 46 thousand

effectively remain authorised in proportion to any disputed and contingent claims which may become finally accepted under the Composition Agreement.

#### Reserves for Disputed Art. 113 claims

	Convertible notes	Conv. notes redemption	DMP	Class A Shares	Total reserves
Reserves 1.1.2019	2.592	6.094	237	0	8.922
Partially accepted claims	(790)	(1.856)	0	0	(2.646)
Redemption payments	(4)	4	0	0	0
Reversed to LBI	(1.795)	(4.231)	(178)	0	(6.203)
Partial Conversion of Notes	(1)	0	0	1	0
Reserves 31.12.2019	3	10	59	1	73

During the year, total reserves of EUR 6.2 million in the form of Convertible Notes with a nominal value of EUR 1.8 million (book value of EUR 0.4 million), Convertible Note Redemption Payments (EUR 4.2 million) and DMP (EUR 0.2 million) were released from escrow and returned to LBI due to the final rejection of disputed Art. 113 claims.

#### Reserves for Contingent Art. 113 claims

	Convertible notes	Conv. notes redemption	DMP	Class A Shares	Total reserves
Reserves 1.1.2019	935	2.198	786	0	3.920
Redemption payments	(27)	27	0	0	0
Partial Conversion of Notes	(143)	0	0	143	0
Reserves 31.12.2019	766	2.225	786	143	3.920

Total reserves for Contingent Art. 113 claims remained unchanged, reflecting only a reduction in Convertible Notes equal to the pro-rata Convertible Note redemption payments and the partial conversion of Convertible Notes during 2019.

#### 17. Litigation against third parties

LBI has initiated a number of legal cases against third parties to recover losses due to actions of LBI's former management and board of directors. These cases include suits for damages against individuals and/or LBI's insurers as well as actions against foreign financial undertakings.

Pursuant to the Assignment Agreement, all ISK recovered from Retained Assets are to be transferred to the CBI (with the exception of any legal costs awarded by the courts) while all recoveries denominated in foreign currencies accrue to LBI. LBI holds the final decision-making powers on the pursuit and settlement of cases where the potential recovery is denominated in both ISK and foreign currencies following consultation with the CBI. However, LBI may not dispose or discontinue its pursuit of any asset or claim denominated in ISK without the CBI's consent. In the case of assets where the potential recovery is only in ISK, the CBI holds final decision-making power.

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# **Claim for Damages**

In 2011 and 2012, LBI initiated three court cases before the District Court of Reykjavik (cases no. E-3826/2011, E-3827/2011, and E-991/2012) against four former employees of LBI, four former directors of the Company (case no. E-991/2012 only) and 26 insurers of directors' and officers' liability insurance policies which were purchased by LBI in 2008.

In November 2018, LBI reached a settlement agreement with 24 of the 26 insurers, which represented 47,8% of the amount underwritten under the above directors' and officers' liability insurance policies. The 24 insurers which were part of the settlement were discharged from the three ongoing court cases. The terms of the settlement are confidential.

As part of the proceedings of the case, but unrelated to the above settlement, LBI withdrew its claims against four former directors of LBI in case no. 991/2012.

All three court cases continued against four former employees of LBI and the two remaining insurers. The main hearing started on 29 October 2018 and concluded on 3 December 2018.

On 28 December 2018, the Reykjavik District Court handed down decisions in the three above referenced D&O-cases. In two of the cases, E-3826/2011 and E-991/2012, the court dismissed LBI's claims due to uncertainty around whether the loss incurred by LBI had already been compensated by a settlement of a court case that LBI had initiated against its former auditors.

In the third case, E-3827/2011 the Reykjavik District Court handed down a judgement by which the individual defendants, the two former CEOs and a former managing director were acquitted. The judgement was based on the conclusion that legitimate premises are insufficient to hold the employees liable for damages suffered by their employer. The insurers were acquitted on the grounds that the former two CEOs and a former managing director were not considered liable for LBI's losses.

LBI has appealed the judgement in case E-3817/2011 to the Landsrettur Court of Appeal. The court has not yet called for the first procedural hearing.

The Board of LBI decided to abide by the Reykjavik District Court rulings in cases no. E-3826/2011 and no. E-991/2012. However, at an extraordinary general meeting (EGM) held on 17 May 2019, LBI's shareholders decided to bring new legal action in which that part of the claims in the aforementioned cases pertaining to lending to Straumur-Burðarás Investment Bank hf. in October 2008 will be directed once more against the former CEOs of Landsbanki Íslands hf. and those insurers with whom a settlement has not already been reached. As explained above, claims for the same events were previously brought in cases that were dismissed by the Reykjavik District Court at the end of 2018. The formal court proceeding process started in late May 2019 when the summons was served. The first court hearing before the Reykjavik District Court was held on 12 September 2019. The defendants have demanded that the case will be dismissed. The next procedural hearing is scheduled for the end of February 2020, whereas a date for the main hearing on the dismissal claim has not yet been set.

# 18. Stability Contribution

Pursuant to its Composition Agreement and the Assignment Agreement entered into with the CBI, the Company undertook to make certain voluntary contributions to the Icelandic State in the form

#### Notes

of Additional Stability Contributions (ISK cash proceeds from the monetisation or release of Retained Assets realised from 1 January 2016 onwards).

Any cash received on account of a Retained Asset is held off balance sheet until returned to CBI as Additional Stability Contribution.

### 19. Events after the Balance Sheet Date

In January 2020, the Company received full and final payment on a claim of CHF 1 million (equivalent to EUR 921 thousand) against a foreign financial institution which was recognised in Q4 2019.

On 31 January 2020, the Paris Appeal Court largely upheld the decision of the Criminal Court of First Instance in Paris of 28 August 2017, acquitting Landsbanki Luxembourg S.A. (in liquidation) and some of its former managers and employees of charges brought by the French Public Prosecutor and certain French borrowers and dismissing all the borrowers' claims for damages.

In February 2020, a challenge of the Paris Appeal Court decision was submitted to the *Cour de cassation* by the French Public Prosecutor and certain individual borrowers.

# Supplemental Information

# A. Assets specified by currencies

	31.12.2019					
	EUR	USD	GBP	Other	Total	
Cash	8.318	1.008	1.108	721	11.155	
Restricted cash	14.864	245	0	0	15.109	
Loans to customers	848	0	0	1.422	2.270	
Claims on bankrupt estates and other assets	84.340	856	768	1.711	87.674	
Total	108.370	2.109	1.876	3.854	116.209	
% of total assets	93%	2%	2%	3%	100%	

			30.9.2019		
	EUR	USD	GBP	Other	Total
Cash	8.950	1.022	1.096	851	11.920
Restricted cash	14.882	252	0	0	15.134
Loans to customers	814	0	0	1.117	1.931
Claims on bankrupt estates and other assets	84.340	879	736	799	86.754
Total	108.987	2.152	1.832	2.767	115.739
% of total assets	94%	2%	2%	2%	100%

# B. Drivers of change for the period 01/01/2019-31/12/2019

Asset categories	31.12.2018	Net cash received	FX change	Value- change	Income	Operating expenses and	Note Redemption	Reserve and other reversals	31.12.2019
Cash	13.958	18.013	198	0	37	(8.640)	(16.820)	4.408	11.155
Restricted cash	15.172	0	5	0	0	(68)	0	0	15.109
Loans to customers	10.631	(10.262)	(0)	1.752	149	0	0	0	2.270
Claims on bankrupt estates and other assets	93.034	(7.752)	178	2.214	0	0	0	0	87.674
Total	132.795	0	380	3.966	186	(8.708)	(16.820)	4.408	116.209

# C. Drivers of change for the period 01/10/2019-31/12/2019

Asset categories	30.9.2019	Net cash received	FX change	Value- change	Income	Operating expenses		Reserve and other reversals	31.12.2019
Cash	11.920	183	16	0	31	(996)	0	0	11.155
Restricted cash	15.134	0	(7)	0	0	(18)	0	0	15.109
Loans to customers	1.931	(173)	(1)	464	49	0	0	0	2.270
Claims on bankrupt estates and other assets	86.754	(10)	(0)	932	0	0	0	0	87.674
Total	115.739	0	8	1.396	80	(1.014)	0	0	116.209

# D. Assets, classification and measurement

	31.12.2	2019	30.9.2	2019	
Asset categories	Balance	Value	Balance	Value	
Cash	11.155	11.155	11.920	11.920	
Restricted cash	15.109	15.109	15.134	15.134	
Loans to customers	52.977	2.270	52.723	1.931	
Claims on bankrupt estates and other assets	356.343	87.674	355.035	86.754	
Total	435.584	116.209	434.813	115.739	

The balance of loans to customers as of 31 December 2019 include aggregate exposures of EUR 19.1 million for which the Company expects zero-recovery, and which are not reflected in the tables below:

	31.12.2	2019	30.9.2	2019
Loans to customers by sector	Balance	Value	Balance	Value
Real Estate	33.397	2.178	33.427	1.835
Other	523	92	532	96
Total	33.920	2.270	33.959	1.931

	31.12.	2019	30.9.2	2019	
Loans to customers by country	Balance	Value	Balance	Value	
UK	32.045	2.178	32.076	1.835	
Other Europe	1.874	92	1.884	96	
Total	33.920	2.270	33.959	1.931	

# E. Actual cash flow versus previously expected cash flow

	Actual cash flow	Expected Cash flow
Asset categories	1/10 - 31/12 2019	1/10 - 31/12 2019
Loans to customers	173	48
Claims on bankrupt estates and other assets	10	0
Total	183	48

	Actual cash flow Expected Cash		
Amounts by currency stated in EUR equivalent	1/10 - 31/12 2019	1/10 - 31/12 2019	
EUR	85	0	
Other	97	48	
Total <sup>–</sup>	183	48	

# F. Asset monetisation plan for the next 12 months

	2020			
Asset categories	Q1	Q2	Q3	Q4
Loans to customers	48	2.147	8	8
Claims on bankrupt estates and other assets	927	321	2.408	0
Total	974	2.468	2.416	8

	2020			
Amounts by currency stated in EUR equivalent	Q1	Q2	Q3	Q4
USD	0	0	856	0
GBP	5	0	763	0
EUR	0	1.169	0	0
Other	969	1.299	798	8
Total	974	2.468	2.416	8

# G.Disputed and contingent Art. 113 claims pursuant to the Composition Agreement

	2019	2019
Disputed Art. claims	1/10 - 31/12	1/7 - 30/9
Claims at the beginning of the period	311	348
Finally rejected claims	0	(37)
Finally accepted claims	0	0
Disputed Art. 113 claims at the end of the period	311	311
	2019	2019
Contingent Art. claims	1/10 - 31/12	1/7 - 30/9
Claims at the beginning of the period	21.992	21.992
Finally rejected claims	0	0
Finally accepted claims	0	0
Contingent Art. 113 claims at the end of the period	21.992	21.992

# H.Reserves for disputed and contingent Art. 113 claims pursuant to the Composition Agreement

# Reserves for Disputed Art. 113 claims

	Convertible notes	Conv. notes redemption	DMP	Class A Shares	Total reserves
	110163	redemption			16361763
Reserves 1.10.2019	4	10	59	0	73
Partial Conversion of Notes	(1)	0	0	1	0
Reserves 31.12.2019	3	10	59	1	73

# Reserves for Contingent Art. 113 claims

	Convertible notes	Conv. notes redemption	DMP	Class A Shares	Total reserves
Reserves 1.10.2019	909	2.225	786	0	3.920
Partial Conversion of Notes	(143)	0	0	143	0
Reserves 31.12.2019	766	2.225	786	143	3.920