SANTA FE RELOCATION

SANTA FE
GROUP

Q1 INTERIM REPORT 19

Company Announcement
No. 10/16 May 2019

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Interim Report Q1 2019

MOVING MARKET DOWNTURN CONTINUES, BUT RESULTS ARE IMPROVING

Consolidated highlights from Q1 2019 – Continuing operations:

- Revenue for the continuing operations decreased by 8.3% in local currencies to EUR 43.5m (EUR 46.5m).
- Revenue from higher-margin Relocation Services declined by 12.9% in local currencies, constituting 25% (27%) of total revenue.
- EBITDA before special items for the continuing operations was a reported loss of EUR 0.1m versus a loss of EUR 3.5m in Q1 2018. Without adjustment for IFRS16 impact, the loss in Q1 2019 would have been EUR 2.4m, an improvement of EUR 1.1m on a comparable basis.
- Net loss was EUR 5.4m versus a loss of EUR 6.3m in the same period last year.

Full-year outlook:
As a result of the declining overall market, we expect revenue for the continuing business to decline. The overall market for corporate moving is expected to decline 10-15%, countered by growth in our target segments.

The adoption of IFRS16 as of 1 January 2019 will have an estimated positive impact of EUR 9m on reported EBITDA, as operating leases for warehouses and offices are being capitalised in the financial reporting.

The Group is undergoing a major restructuring programme, which can have a significant impact on revenue and EBITDA for the year. An Outlook for the year will be communicated once this restructuring programme has taken shape, expected in the Interim Report H1 2019.

Commenting on the results, Group CEO Martin Thaysen says:
"As expected, the corporate moving market continues to decline, reflecting lower revenues in Q1. We are pleased to deliver an improved result year-on-year, based on the restructuring and cost reductions executed in Q4 2018. Despite improvements, our financial performance is still not satisfactory, it is imperative that we continue the journey to adapt the business to the tough market conditions in moving, driving efficiencies and leveraging technology, while at the same time investing in our growth segments and our signature exceptional customer experience. We have a solid plan, and we are working with our dedicated colleagues around the world to deliver a much strengthened Santa Fe."

Comparative figures for 2018 are stated in brackets. All currency effects refer to translation effects from reporting currencies unless otherwise stated.

For additional information, please contact:
Martin Thaysen, Group CEO, +44 20 3691 8300 or Christian Møller Laursen, Group CFO, +44 20 8963 2514
Further information on the Santa Fe Group is available on the Group's website: **www.santaferelo.com**

Santa Fe Group A/S
East Asiatic House
20 Indiakaj
DK-2100 Copenhagen Ø
Denmark

CVR No. 26 04 17 16

Shareholders' Secretariat
Telephone: +45 3525 4300
E-mail: investor@santaferelo.com

www.santaferelo.com

Disclaimer The 2019 outlook reflects management's expectations of future events and must be viewed in the context of the business environments and currency markets, which may cause actual results to deviate materially from those projected by Santa Fe Group. The outlook is stated at current exchange rates and based on estimated consensus growth rates in key economies as well as present expectations from key corporate customers. Santa Fe's business is seasonal and dependent on the third quarter peak season at the Northern Hemisphere. Hence, the majority of revenue and earnings may be recognised in this period.

FINANCIAL HIGHLIGHTS AND KEY RATIOS

EURm	**Q1 2019**	Q1 2018	FY 2018
CONSOLIDATED INCOME STATEMENT			
Revenue	43.5	46.5	214.2
Earnings before depreciation, amortisation and special items (EBITDA before special items)	-0.1	-3.5	-1.0
Special items, net	-0.8	-0.1	-2.6
Earnings before depreciation and amortisation (EBITDA)	-0.9	-3.6	-3.6
Operating profit (EBIT)	-3.6	-4.7	-50.3
Financials, net	-2.3	-0.8	-3.1
Share of profit in associates	0.0	-0.1	0.0
Profit before taxes (EBT)	-5.9	-5.6	-53.4
Income tax	-0.5	0.1	2.6
Profit from continuing operations	-5.4	-5.7	-56.0
Profit from discontinued operations	0.0	-0.6	-13.9
Profit/loss for the period	-5.4	-6.3	-69.9
Earnings per share (diluted) EUR, continuing operations	-0.4	-0.5	-4.7

EURm	**Q1 2019**	Q1 2018	FY 2018
CONSOLIDATED BALANCE SHEET			
Total assets	141.1	201.7	128.0
Santa Fe Group's share of equity	13.3	76.9	20.2
Non-controlling interests	-	-	-
Working capital employed	8.6	8.4	8.3
Net interest bearing debt, end of period	49.0	6.5	19.3
Net interest bearing debt, average	34.2	9.9	16.3
Invested capital	56.1	77.8	34.5
Cash and cash equivalents	14.0	31.7	20.7
Investments in intangible assets and property, plant and equipment	21.4	1.4	4.6
CASH FLOW			
Operating activities	-5.4	-3.8	-14.9
Investing activities	-0.7	11.8	14.0
Financing activities	-1.1	6.0	7.7
RATIOS			
EBITDA margin (%), before special items	-0.2	-7.5	-0.5
Operating margin (%)	-8.3	-10.1	-23.5
Equity ratio (%)	9.4	38.1	15.8
Return on average invested capital (%), annualised	-31.8	-25.2	-80.4
Return on parent equity (%). annualised	-128.2	-31.6	-133.5
Equity per share (diluted)	1.1	6.4	1.7
Market price per share, DKK	7.6	36.4	13.9
Number of treasury shares	302,494	302,494	302,494
Number of employees end of period	1,898	2,180	1,976

The ratios have been calculated in accordance with definitions on page 88 in the Annual Report 2018. For the detailed income statement, statement of comprehensive income, balance sheet, statement of changes in equity, cash flow statement, refer to pages 8-12.

FINANCIAL REVIEW

CONSOLIDATED INCOME STATEMENT – Q1

Restatement of comparatives
Profit after tax from Santa Fe Australia is presented separately in the income statement under discontinued operations. Comparatives have been restated accordingly.

IFRS 16
The implementation of IFRS 16 Leases as from 1 January 2019 had a material impact on Santa Fe Group's financial statements and key ratios as most contracts previously classified as operating leases have now been capitalised. The 2018 financial statements have not been restated, and therefore year-on-year growth rates have been calculated excluding IFRS 16 to illustrate the underlying development.

Continuing operations
Revenue in the first quarter of EUR 43.5m (EUR 46.5m) was equivalent to a decrease of 8.3% in local currencies and 6.5% in EUR. Asia markets were weak across the board. In Europe mainly Germany was behind Q1 2018 due to lower volume from key clients.

Developments in exchange rates between the reporting currency EUR and the functional currencies of subsidiaries affected the Group revenue positively by EUR 0.9m as the Euro weakened against USD and a number of currencies in Asia.

CURRENCY IMPACT

EURm	Growth	Q1 2019
Revenue 2018		46.5
Currency translation adjustment	1.8%	0.9
Organic growth in local currencies	-8.3%	-3.9
Revenue 2019	**-6.5%**	**43.5**

EBITDA before special items was a loss of EUR 0.1m (EUR -3.5m). Excluding the IFRS 16 impact the EBITDA before special items was a loss of EUR 2.4m in Q1 2019 or an improvement of EUR 1.1m or 29% in local currencies versus Q1 2018 despite of the revenue decline. The improvement was primarily driven by operational and fixed cost reductions.

Special items were an expense of EUR 0.8m in Q1 2019 versus EUR 0.1m in Q1 2018 and mainly related to restructuring cost, advisory and consultancy fees related to the abandoned sale of the Immigration business as well as non-recurring cost associated with negotiating the Proventus facility.

Reported **EBITDA** was a loss of EUR 0.9m (EUR -3.6m) in Q1 2019. Excluding the IFRS 16 impact the EBITDA was a loss of EUR 2.5m in Q1 2019.

Amortisation and depreciation of intangibles, property, plant and equipment in Q1 2019 amounted to EUR 2.7m (EUR 1.1m) of which the IFRS 16 impact in Q1 2019 was EUR 1.6m.

Financial expenses and income, net was an expense of EUR 2.3m during Q1 2019 (EUR -0.7m), of which the IFRS 16 impact in Q1 2019 was EUR 0.4m. Interest expenses excluding IFRS 16 amounted to EUR 1.3m (EUR 0.9m) due to higher cost on the new, larger financing facilities which Santa Fe entered into in Q1 2019 combined with increased expenses from capitalised loan costs being amortised over a reduced loan period now ending 1 April 2020. Furthermore, Q1 2019 suffered from foreign exchange losses of EUR 0.7m mainly related to intercompany balances.

A deferred tax adjustment had a positive impact on Q1 2019. The **effective tax rate** for Q1 2019 continue to be impacted by certain entities not recognising deferred tax assets in respect of losses for the period due to uncertainty with respect of utilisation, primarily in Europe.

Net loss in Q1 2019 was EUR 5.4m versus a loss of EUR 6.3m in Q1 2018.

OTHER EVENTS AND STRATEGIC INITIATIVES

Refinancing and Capital Structure
End of March 2019 Santa Fe Group reached agreement with Proventus Capital Partners on the financing arrangements for 2019. The final maturity date for the entire amount of EUR 38m outstanding under the Facilities Agreement has been amended to 1 April 2020, whereby no repayments become due within 2019. Information undertakings and standard financial maintenance covenants with respect to EBITDA, cash flow and interest coverage have been agreed upon, and the Group has agreed to a restructuring plan with the aim of significantly reducing the cost base thereby strengthening the Group's competitiveness and profitability.

Progress on restructuring
The restructuring project is ongoing and progressing according to plan. Headcount was reduced by 4% (78 positions) during the quarter and further reductions have been identified. A more disciplined approach to collection of overdue receivables has generated results in April, and we are in negotiation with a number of suppliers with the aim of achieving rate reductions and improved payment terms. It remains of high importance to Santa Fe to conclude these negotiations with positive outcomes over coming weeks.

The Group has recruited a Chief Operating Officer to drive the restructuring programme and other initiatives to enhance profitability of Moving Services.

New technology platform
Phase 1 of the CORE technology programme was launched into the production environment in November 2016 and was fully deployed by end of February 2017. Amortisation commenced as of March 2017. The new technology platform has improved customer experience and provided a platform with a very strong personal data security.

Phase 2, focusing on supporting operational processes while continuing to improve the customer experience, is in the design stage and is anticipated to gradually be rolled out over the coming years. Various options remain under consideration for Phase 2. The total investment recognised during Q1 2019 was EUR 0.5m related to various functionality upgrades.

Long Term Incentive Programme
A long-term incentive programme was launched 15 May 2019, cf. company announcement no. 8/2019. Under this programme, up to 510,000 share options would be granted in 2019 to the Executive Board and other members of the Group's global management team., cf. company announcement no. 8/2019. The terms governing the programme are in accordance with the Remuneration Policy and Incentive Guidelines as approved by the general meeting on 27 March 2017. The grant is offered as part of the continued efforts to create value and align performance with shareholder interests.

In addition to the options grant, the company CEO, Martin Thaysen, has against a voluntary 12-month salary sacrifice of EUR 100,000 been granted a total of 110,000 shares with forfeiture conditions attached. The salary sacrifice combined with the share grant further emphasises management's commitment to the company, and the alignment of interests with shareholders.

The Company expects to cover its obligations to deliver shares upon exercise of share options through its portfolio of treasury shares, as and when required supplemented by share buy-backs.

CONSOLIDATED BALANCE SHEET

Total equity by the end of Q1 2019 was EUR 13.3m (EUR 20.2m end of 2018) corresponding to a solvency ratio of 9.4% (15.8% end of 2018). The equity was negatively impacted by losses for the period as well as the impact from change in accounting policy following the implementation of IFRS 16 which had a negative impact of EUR 3.6m.

Working capital employed amounted to EUR 8.6m (EUR 8.3m) or break even in local currencies. The ambition to improve collections and reduce overdue receivables through the enforcement of stricter credit limits was not achieved during the quarter but good progress has been made in April.

Invested capital increased to EUR 56.1m (EUR 34.5m end of 2018) mainly as a result of the implementation of IFRS 16 which increased the carrying amount of property, plant and equipment by EUR 20.6m on 1 January 2019.

Return on average invested capital, annualised (ROIC) in Q1 2019 was -31.8% (-23.0%).

Net interest bearing debt amounted to EUR 49.0m (EUR 19.3m) mainly due to increased capitalized leases of EUR 22.2m as a result of the IFRS 16 implantation.

NET INTEREST BEARING DEBT

EURm	Q1 2019	Q4 2018
Loans and credit facilities	37.7	36.8
Capitalized leases including IFRS 16	25.3	3.2
Total borrowings	**63.0**	**40.0**
Cash and cash equivalents	-14.0	-20.7
Net interest bearing debt	**49.0**	**19.3**

Cash outflow from operating activities of EUR 5.4m (EUR -3.8m) was predominantly a consequence of the loss for the period.

Cash outflow from investing activities was EUR 0.7m (Q1 2018: cash inflow of EUR 11.8m). Investments in development and software costs was primarily associated with the new CORE Technology platform for the Santa Fe Group.

Cash outflow from financing activities was EUR 1.1m (Q1 2018: cash inflow of EUR 6.0m) mainly due to repayment of financial liabilities following the IFRS 16 impact.

CONDENSED CASH FLOW STATEMENT

EURm	Q1 2019	Q1 2018
Cash flow from operating activities	-5.4	-3.8
Cash flow from investing activities	-0.7	11.8
Free cash flow	**-6.1**	**8.0**
Cash flow from financing activities	-1.1	6.0
Cash flow from discontinued operations	0.0	-1.2
Cash flow for the year	**-7.2**	**12.8**

SUBSEQUENT EVENTS

No material events have taken place after 31 March 2019.

Full-year outlook

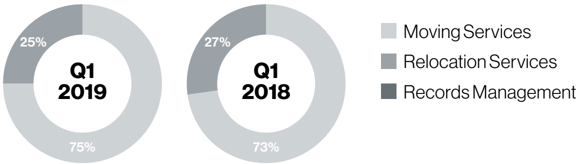
As a result of the declining overall market, we expect revenue for the continuing business to decline. The overall market for corporate moving is expected to decline 10-15%, countered by growth in our target segments.

The adoption of IFRS16 as of 1 January 2019 will have an estimated positive impact of EUR 9m on reported EBITDA, as operating leases for warehouses and offices are being capitalised in the financial reporting.

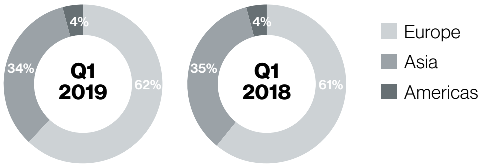
The Group is undergoing a major restructuring programme, which can have a significant impact on revenue and EBITDA for the year. An Outlook for the year will be communicated once this restructuring programme has taken shape, expected in the Interim Report H1 2019.

BUSINESS LINE PERFORMANCE

Revenue by business line



Revenue by region



Financial performance by business lines and region

Business and pipeline development

During the quarter, the Santa Fe Group did not secure any new strategic or large contracts. The Sales performance on small- and midsized accounts was satisfactory and the overall performance better than Q1 2018. One large account was lost during the quarter.

The strategic account secured for Immigration Services for a China-based multinational as announced in our Interim Report H1 2018 has not yet generated the anticipated level of activity. Discussions are on-going with the client.

Revenue by business lines

The Santa Fe Group continues the strategic focus on expanding from traditional Moving Services into other Relocation Services, which typically generates higher margins. Revenue from Relocation Services reached 25% of total revenue in Q1 2019 versus 27% Q1 2018. The decline was mainly caused by impact of clients lost during 2018 for Relocation and Assignment Management.

Moving Services

Overall revenue in Q1 2019 from Moving Services decreased by 6.4% in local currencies and by 4.7% in EUR to a total of EUR 32.5m (EUR 34.1m).

Relocation Services

Revenue in Q1 2019 decreased by 12.9% in local currencies and by 11.3% in EUR amounting to EUR 11.0m (EUR 12.4m).

EUROPE

Overall Q1 2019 revenue in Europe of EUR 26.9m (EUR 28.2m) was 5.1% below Q1 2018 in local currencies. The main issue was lower activity levels from key clients in Germany.

Revenue from **Moving Services** in Europe decreased 3.9% in local currencies during Q1 2019 to EUR 19.9m (EUR 20.6m). The revenue decline in Germany of close to EUR 1m was the key contributor to the shortfall versus Q1 2018, with less activity from existing corporate clients. The UK market had a positive quarter being 7% ahead of Q1 2018.

Relocation Services within Europe Q1 2019 decreased by 7.9% in local currencies to EUR 7.0m (EUR 7.6m) The decrease was due to lower revenue for Relocation and Assignment Management impacted by clients lost during 2018. DSP- and Immigration Services performed well and partly mitigated the decline in Relocation and Assignment Management revenue.

EBITDA before special items in Europe was a loss of EUR 0.1m and a loss of EUR 1.1m excluding the IFRS 16 impact compared to a loss of EUR 1.6m in Q1 2018, mainly as a result of cost reductions.

ASIA

Revenue in Asia in Q1 2019 reached EUR 14.8m (EUR 16.5m). In local currencies revenue declined by 13.6%.

Revenue from **Moving Services** in Asia decreased 12.3% in local currencies to EUR 11.2m (EUR 12.3m). The decline in revenue in the Asian region was widespread across the region.

Revenue from **Relocation Services** in Asia was EUR 3.6m (EUR 4.2m) The decline in revenue in the Asian region was likewise widespread with the largest impact seen in India, Singapore, Dubai and Malaysia.

EBITDA before special items in Asia in Q1 2019 was a profit of EUR 0.4m and a loss of EUR 0.8m excluding the IFRS 16 impact versus a loss of EUR 0.9m during Q1 2018.

REVENUE BY BUSINESS LINES AND SEGMENTS

	Q1 2019				Q1 2018				Change in %, EUR	Change in %, LC
EURm	Europe	Asia	Ame-ricas	**Santa Fe Group**	Europe	Asia	Ame-ricas	**Santa Fe Group**		**Santa Fe Group**
Moving Services	19.9	11.2	1.4	32.5	20.6	12.3	1.2	34.1	-4.7	-6.4
Relocation Services	7.0	3.6	0.4	11.0	7.6	4.2	0.6	12.4	-11.3	-12.9
Records Management	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total revenue	**26.9**	**14.8**	**1.8**	**43.5**	**28.2**	**16.5**	**1.8**	**46.5**	**-6.5**	**-8.3**
Change in %, EUR	-4.6	-10.3	0.0	-6.5						
Change in %, LC	-5.1	-13.6	-9.9	-8.3						

AMERICAS

Revenue in Americas in Q1 2019 reached EUR 1.8m (EUR 1.8m) which was below Q1 2018 by 9.9% in local currency. The efforts to make inroads into the corporate relocation market in the US are ongoing and supported by the home-sale capabilities offered through the partnership with Fidelity Residential Solutions.

Revenue from **Moving Services** in Americas was EUR 1.4m (EUR 1.2m).

Revenue from **Relocation Services** in Americas was EUR 0.4m (EUR 0.6m).

EBITDA before special items was a loss of EUR 0.5m (EUR -0.1m) and a loss of EUR 0.6m excluding the IFRS 16 impact.

CONSOLIDATED QUARTERLY SUMMARY

EURm	**2019**	2018				
	Q1	Q1	Q2	Q3	Q4	FY
EUROPE						
Revenue	**26.9**	**28.2**	**29.1**	**42.6**	**30.3**	**130.2**
- Growth vs. same qtr. prev. year (%)	-4.6	-8.4	-16.9	-15.0	-10.6	-13.1
EBITDA before special items	**-0.1**	**-1.6**	**-1.5**	**2.6**	**-0.9**	**-1.4**
- EBITDA margin (%)	-0.4	-5.7	-5.2	6.1	-3.0	-1.1
ASIA						
Revenue	**14.8**	**16.5**	**19.7**	**24.1**	**16.0**	**76.3**
- Growth vs. same qtr. prev. year (%)	-10.3	-21.8	-13.6	-7.7	-20.4	-15.3
EBITDA before special items	**0.4**	**-0.9**	**0.9**	**3.1**	**-0.1**	**3.0**
- EBITDA margin (%)	2.7	-5.5	4.6	12.9	-0.6	3.9
AMERICAS						
Revenue	**1.8**	**1.8**	**1.9**	**2.3**	**1.7**	**7.7**
- Growth vs. same qtr. prev. year (%)	0.0	-10.0	-9.5	0.0	-26.1	-11.5
EBITDA before special items	**-0.5**	**-0.1**	**-0.2**	**0.2**	**-0.2**	**-0.3**
- EBITDA margin (%)	-27.8	-5.6	-10.5	8.7	-11.8	-3.9
UNALLOCATED AND OTHER						
EBITDA before special items	**0.1**	**-0.9**	**-0.9**	**-0.1**	**-0.4**	**-2.3**
SANTA FE GROUP						
Revenue	**43.5**	**46.5**	**50.7**	**69.0**	**48.0**	**214.2**
- Growth vs. same qtr. prev. year (%)	-6.5	-13.7	-15.4	-12.1	-14.7	-13.8
EBITDA before special items	**-0.1**	**-3.5**	**-1.7**	**5.8**	**-1.6**	**-1.0**
- EBITDA margin (%)	-0.2	-7.5	-3.4	8.4	-3.3	-0.5

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED INCOME STATEMENT

EURm	**Q1 2019**	Q1 2018	FY 2018
Revenue	43.5	46.5	214.2
Direct costs	23.0	24.9	118.5
Other external expenses	4.1	5.5	22.4
Staff costs	17.1	19.9	76.0
Other operating income	0.7	0.4	2.0
Other operating expenses	0.1	0.1	0.3
Operating profit before amortisation, depreciation, impairment and special items	**-0.1**	**-3.5**	**-1.0**
Special items, net	-0.8	-0.1	-2.6
Operating profit before amortisation, depreciation and impairment	**-0.9**	**-3.6**	**-3.6**
Amortisation and depreciation of intangibles, property, plant and equipment	2.7	1.1	5.1
Impairment of goodwill and trademarks, etc.	0.0	0.0	41.6
Operating profit/loss	**-3.6**	**-4.7**	**-50.3**
Financial income	0.0	0.0	1.6
Financial expenses	2.3	0.8	4.7
Share of profit in associates	0.0	-0.1	0.0
Profit/loss before income tax expense	**-5.9**	**-5.6**	**-53.4**
Income tax expense	-0.5	0.1	2.6
Profit/loss from continuing operations	**-5.4**	**-5.7**	**-56.0**
Profit/loss from discontinued operations	**0.0**	**-0.6**	**-13.9**
Net profit/loss for the period	**-5.4**	**-6.3**	**-69.9**
Equity holders of the parent	-5.4	-6.3	-69.9
Non-controlling interests	0.0	0.0	0.0
Earnings per share (EUR)	**-0.4**	**-0.6**	**-5.8**
From continuing operations	-0.4	-0.5	-4.6
From discontinued operations	0.0	-0.1	-1.2
Earnings per share diluted (EUR)	-0.4	-0.6	-5.8
From continuing operations	-0.4	-0.5	-4.6
From discontinued operations	0.0	-0.1	-1.2

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

EURm	**Q1 2019**	Q1 2018	FY 2018
Net profit/loss for the period	**-5.4**	**-6.3**	**-69.9**
Other comprehensive income for the period			
Items not reclassifiable to the income statement			
Actuarial gain/(losses), defined benefit obligations	0.0	0.0	0.6
Taxes	0.0	0.0	-0.1
Total items not reclassifiable to the income statement, net of tax	**0.0**	**0.0**	**0.5**
Items reclassifiable to the income statement			
Foreign currency translation adjustments, foreign entities	2.1	-0.3	-0.1
Foreign currency translation adjustments, transferred to profit from discontinued operations	0.0	0.0	6.1
Taxes			
Total items reclassifiable to the income statement, net of tax	**2.1**	**-0.3**	**6.0**
Total comprehensive income , net of tax	**2.1**	**-0.3**	**6.5**
Total comprehensive income	**-3.3**	**-6.6**	**-63.4**
Total comprehensive income attributable to:			
Equity holders of the Parent Santa Fe Group	-3.3	-6.6	-63.4
Non-controlling interests	0.0	0.0	0.0

BALANCE SHEET – ASSETS

EURm	**31.03.19**	31.03.18	31.12.18
Non-current assets			
Intangible assets	19.2	60.5	19.0
Property, plant and equipment	10.1	14.6	10.4
Right-of-use Asset	19.0	0.0	0.0
Investment in associates	2.9	2.7	2.8
Other investments	1.6	1.6	1.6
Deferred tax	1.4	1.6	1.4
Other receivables	0.8	1.0	0.7
Total non-current assets	**55.0**	**82.0**	**35.9**
Current assets			
Inventories	1.7	1.5	1.8
Trade receivables	47.6	53.1	48.0
Work in Progress	9.6	14.9	10.6
Other receivables	10.4	15.3	8.4
Current tax receivable	1.1	0.6	1.0
Cash and cash equivalents	14.0	31.7	20.7
	84.4	117.1	90.5
Assets held for sale	1.7	2.6	1.6
Total current assets	**86.1**	**119.7**	**92.1**
Total assets	**141.1**	**201.7**	**128.0**

BALANCE SHEET – EQUITY AND LIABILITIES

EURm	**31.03.19**	31.03.18	31.12.18
Equity			
Share capital	115.9	115.9	115.9
Translation reserve	0.8	-7.6	-1.3
Treasury shares	-2.8	-2.8	-2.8
Retained earnings	-100.6	-28.6	-91.6
Santa Fe Group's share of equity	**13.3**	**76.9**	**20.2**
Non-controlling interests	0.0	0.0	0.0
Total equity	**13.3**	**76.9**	**20.2**
Liabilities			
Non-current liabilities			
Borrowings	0.0	29.7	0.0
Lease liabilities	15.3	3.1	2.8
Deferred tax	0.7	1.4	1.5
Provisions for other liabilities and charges	1.4	3.4	1.7
Defined benefit obligations	0.9	1.6	0.9
Total non-current liabilities	**18.3**	**39.2**	**6.9**
Current liabilities			
Borrowings	37.7	5.0	36.8
Lease liabilities	10.0	0.4	0.4
Trade payables	37.9	43.2	39.6
Work in Progress	5.2	5.9	5.9
Other liabilities	15.0	25.8	14.9
Current tax payable	2.2	5.3	2.2
Provisions for other liabilities and charges	1.5	0.0	1.1
Total current liabilities	**109.5**	**85.6**	**100.9**
Total liabilities	**127.8**	**124.8**	**107.8**
Total equity and liabilities	**141.1**	**201.7**	**128.0**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

EURm	Share capital	Trans-lation-reserve	Treasury shares	Retained earnings	Proposed dividend for the year	SFG's share of equity	Non-controlling interests	Total equity
Equity at 1 January 2019 as previously reported	**115.9**	**-1.3**	**-2.8**	**-91.6**	**0.0**	**20.2**	**0.0**	**20.2**
Impact of accounting policy change (IFRS 16)*	0.0	0.0	0.0	-3.6	0.0	-3.6	0.0	-3.6
Equity at 1 January 2019	**115.9**	**-1.3**	**-2.8**	**-95.2**	**0.0**	**16.6**	**0.0**	**16.6**
Comprehensive income for the period								
Profit for the period	0.0	0.0	0.0	-5.4	0.0	-5.4	0.0	-5.4
Other comprehensive income								
Foreign currency translation adjustments, foreign entities	0.0	2.1	0.0	0.0	0.0	2.1	0.0	2.1
Actuarial gain/(losses), defined benefit obligations	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tax on other comprehensive income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total other comprehensive income	0.0	2.1	0.0	0.0	0.0	2.1	0.0	2.1
Total other comprehensive income for the period	**0.0**	**2.1**	**0.0**	**-5.4**	**0.0**	**-3.3**	**0.0**	**-3.3**
Transactions with the equity holders								
Total transactions with the equity holders	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Equity at 31 March 2019	**115.9**	**0.8**	**-2.8**	**-100.6**	**0.0**	**13.3**	**0.0**	**13.3**

* Cumulative effect of applying IFRS 16 Leases - see Note 1 to the Interim Financial Statements

Equity at 1 January 2018	**115.9**	**-7.2**	**-2.9**	**-22.3**	**0.0**	**83.5**	**0.0**	**83.5**
Comprehensive income for the period								
Profit for the period	0.0	0.0	0.0	-6.3	0.0	-6.3	0.0	-6.3
Other comprehensive income								
Foreign currency translation adjustments, foreign entities	0.0	-0.4	0.1	0.0	0.0	-0.3	0.0	-0.3
Total other comprehensive income	0.0	-0.4	0.1	0.0	0.0	-0.3	0.0	-0.3
Total other comprehensive income for the period	**0.0**	**-0.4**	**0.1**	**-6.3**	**0.0**	**-6.6**	**0.0**	**-6.6**
Transactions with the equity holders								
Share grant	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total transactions with the equity holders	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Equity at 31 March 2018	**115.9**	**-7.6**	**-2.8**	**-28.6**	**0.0**	**76.9**	**0.0**	**76.9**

CONSOLIDATED CASH FLOW STATEMENT

EURm	**31.03.19**	31.03.18	31.12.18
Cash flows from operating activities			
Operating profit/loss	-3.6	-4.7	-50.3
Adjustment for:			
Depreciation, amortisation and impairment losses	2.7	1.1	46.7
Gain on divestment of Records Management activities	0.0	-0.2	-1.1
Other non-cash items	0.0	-0.5	-0.6
Change in working capital	-2.9	1.5	1.2
Interest paid	-1.3	-0.4	-3.2
Interest received	0.0	0.0	0.2
Corporate tax paid	-0.3	-0.6	-7.8
Net cash flow from operating activities	**-5.4**	**-3.8**	**-14.9**
Cash flows from investing activities			
Dividends received from associates	0.0	0.0	0.2
Investments in intangible assets and property, plant and equipment	-0.9	-1.4	-4.1
Proceeds from sale of non-current assets	0.2	0.1	1.6
Divestment of Records Management activities	0.0	12.9	16.2
Proceeds from sale of discontinued operations (less restricted cash balances disposed)	0.0	0.0	-0.5
Change in non-current investments	0.0	0.2	0.6
Net cash flow from investing activities	**-0.7**	**11.8**	**14.0**
Net cash flow from operating and investing activities	**-6.1**	**8.0**	**-0.9**
Cash flows from financing activities			
Proceeds from borrowings	0.6	35.6	38.9
Repayment of borrowings	0.0	-29.2	-29.4
Repayment of financial liabilities	-1.7	0.0	0.0
Capitalised financing and legal expenses	0.0	-0.4	-1.8
Net cash flow from financing activities	**-1.1**	**6.0**	**7.7**
Net cash flow from discontinued operations	0.0	-1.2	-5.1
Changes in cash and cash equivalents	**-7.2**	**12.9**	**1.7**
Cash and cash equivalents at beginning of year, continuing operations	20.7	18.2	18.2
Cash and cash equivalents at beginning of year, presented as discontinued operations	0.0	0.7	0.7
Translation adjustments of cash and cash equivalents	0.5	-0.1	0.1
Cash and cash equivalents end of period	**14.0**	**31.7**	**20.7**

NOTE 1. CORPORATE INFORMATION

Santa Fe Group A/S is a limited liability company incorporated and domiciled in Denmark. The address of its registered office is 20 Indiakaj, DK-2100 Copenhagen Ø, Denmark.

The Santa Fe Group A/S and its subsidiaries (together the Santa Fe Group or the Group) provide moving and value-added relocation services to corporate and individual clients.

The Company has its listing on Nasdaq Copenhagen A/S, where its shares are publicly traded.

On 16 May 2019, the Board of Directors approved this interim report for issue.

Figures in the Interim Report Q1 2019 are presented in EUR million with one decimal point unless otherwise stated.

NOTE 2. ACCOUNTING POLICIES

Basis of preparation of the Interim Report Q1 2019

The Interim Report Q1 2019 has been prepared in accordance with IAS 34 Interim Financial Reporting (IFRS) as adopted by the EU and Danish disclosure requirements for listed companies.

The Interim Report Q1 2019 contains condensed consolidated financial statements of Santa Fe Group A/S and does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's Annual Report 2018.

The Interim Report Q1 2019 has been prepared using the same accounting policies as the Company's Annual Report 2018, except as described below in note 3.

A description of the accounting policies is available in chapter 1-5 on pages 56-86 of the Company's Annual Report 2018.

NOTE 3. NEW ACCOUNTING STANDARDS, CHANGES IN ACCOUNTING POLICIES, ESTIMATES AND PRESENTATION

The IASB has issued a number of new standards and amendments not yet in effect or endorsed by the EU and therefore not relevant for the preparation of the 2019 Interim Financial Statements. None of these are currently expected to carry any significant impact on the Santa Fe Group's Financial Statements when implemented.

Santa Fe Group A/S has implemented the latest International Financial Reporting Standards (IFRS) and amendments effective as of 1 January 2019 as adopted by the European Union.

Of the standards and amendments implemented only IFRS 16 Leases has had material impact on the Group's Financial Statements.:

IFRS 16 Leases
IFRS 16 Leases has been implemented as of 1 January 2019. Implementation of IFRS 16 has had a material impact on Santa Fe Group's financial statements as most contracts previously classified as off-balance operating leases under IAS 17 have now been capitalised, recognising right-of-use assets and lease liabilities similar to previous practices for finance leases.

Consequently, reported operating profits have increased, as previous operating lease expenses have been replaced by depreciation and interest expenses. However, the impact on profit for the period is neutral over time, but a timing effect does occur due to frontloading of interest expenses.

Reported cash flow from operating activities has increased, but is offset by an increased cash outflow from financing activities. Accordingly, total cash flow for the period is unchanged. Application and practical expedients applied IFRS 16 has been applied following the modified retrospective approach with the cumulative effect of applying the standard recognised in the opening balance of retained earnings. Comparatives have not been restated and are presented in accordance with the previous IFRS standard on leases (IAS 17 and IFRIC 4) – as disclosed in the Annual Report 2018. Right-of-use assets and lease liabilities have been presented as separate line-items in the balance sheet, which has led to minor restatements of comparative figures. For existing leases classified as operating leases under IAS 17, lease liabilities have been measured at the present value of the remaining lease payments discounted using an appropriate incremental borrowing rate at 1 January 2019. Right-of-use assets have been measured as if IFRS 16 had been applied since the lease commencement date and discounted using an appropriate incremental borrowing rate at 1 January 2019.

For existing leases classified as finance leases under IAS 17, the carrying amount of lease liabilities and right-of-use assets at 1 January 2019 equals the carrying amount of lease liabilities and lease assets at 31 December 2018.

The following practical expedients have been applied in implementing the standard:

- Existing assessments of whether a contract contains a lease in accordance with IAS 17 and IFRIC 4 have been maintained. No reassessment of existing lease contracts has been made at the commencement date.
- Contracts not previously determined to contain a lease in accordance with IAS 17 and IFRIC 4 have not been reassessed at the commencement date.
- A single discount rate has been applied to appropriate groups of leases with similar characteristics.
- Not to apply hindsight when assessing the lease term – e.g. when considering extension or termination options.
- Exclusion of initial direct costs from the right-of-use asset measurement.

The following practical expedients have not been applied:

- Allowing not to recognise right-of-use assets and related lease liabilities for existing leases ending within 12 months of 1 January 2019.

Implementation impact
Implementation of the standard has impacted the 2019 opening balance as outlined below:

IMPLEMENTATION IMPACT

EURm	1. January 2019 (IAS 17)	Increase (+) Decrease (-)
Right of use Asset	21	+
Lease liabilities	24	+
Reserves and retained earnings	3	-

Significant accounting estimates and judgements are described in the Company's Annual Report 2018, note 1.6, pages 59.

NOTE 4. SUBSEQUENT EVENTS

No material events have taken place after 31 March 2019.

NOTE 5. OPERATING SEGMENTS

Q1	Europe		Asia		Americas		Santa Fe Group (Reportable segments)		Corporate and unallocated activities		Santa Fe Group	
EURm	**2019**	2018	**2019**	2018	**2019**	2018	**2019**	2018	**2019**	2018	**2019**	2018
Income statement												
Revenue	31.5	32.5	19.3	21.1	2.5	2.4	53.3	56.0	0.0	-0.4	53.3	55.6
Intercompany revenue	4.5	4.3	4.5	4.6	0.8	0.6	9.8	9.5	0.0	-0.4	9.8	9.1
External revenue	27.0	28.2	14.8	16.5	1.7	1.8	43.5	46.5	0.0	0.0	43.5	46.5
EBITDA before special items	-0.1	-1.6	0.4	-0.9	-0.5	-0.1	-0.2	-2.6	0.1	-0.9	-0.1	-3.5
Balance sheet												
Total assets	69.8	107.5	52.3	56.3	3.5	4.1	125.6	167.9	15.5	21.5	141.1	189.4

The segment reporting is based on the internal management reporting.

Reconciliation items in “Corporate and unallocated items” are primarily related to corporate costs and corporate assets including cash and cash equivalents held by the Parent company and the Group functions in London.

The reportable segments provide moving and relocation services to corporate and individual clients. Due to the seasonal nature of these services, higher revenues and operating profits are usually expected in the second half of the year (Q1 in particular) rather than in the first 6 months. Higher revenue during Q3 is primarily driven by many relocations during the peak summer holiday season (including school holiday) in Europe and Asia which is the preferred relocation period. This information is provided to allow for a better understanding of the results, however, management has concluded that this is not “highly seasonal” in accordance with IAS 34.

STATEMENT BY THE BOARD OF DIRECTORS AND THE EXECUTIVE BOARD

The Board of Directors and the Executive Board have today discussed and approved the interim report of Santa Fe Group A/S for the interim period 1 January to 31 March 2019.

The interim report, which has not been audited or reviewed by the Company's auditor, has been prepared in accordance with IAS 34 Interim Financial Reporting, as adopted by the EU, and Danish disclosure requirements for listed companies.

In our opinion, the interim report gives a true and fair view of the Santa Fe Group's assets, liabilities and financial position as of 31 March 2019 and of the results of the Santa Fe Group's operations and the consolidated cash flow for the interim period 1 January to 31 March 2019.

Further, in our opinion the Management's review includes a financial review of the development in the Santa Fe Group's operations and conditions, the result for the period, cash flow and the financial position as a whole, and describes the most significant risks and uncertainty factors that the Group faces.

Copenhagen, 16 May 2019

Executive Board

Martin Thaysen Group CEO	Christian Møller Laursen Group CFO

Board of Directors

Henning Kruse Petersen Chairman	Preben Sunke Deputy Chairman
Jesper Teddy Lok	