

GERMANY

Warnow Tunnel Factsheet

Asset snapshot and key metrics

All financial amounts below are expressed in €.

Asset

Location	Rostock, Germany
Length	2km, including a 0.8km tunnel under the Warnow River
Size	4 lanes (2 lanes in each direction)
Opened to Traffic	September 2003

Concession

Ownership	ALX (100%)
Term	50 years from construction completion, 12 September 2053 expiry

Traffic and tolling

Tolled Traffic	Both directions
Tolling Points	1 main plaza (11 lanes in total – 5 lanes in each direction plus 1 bi-directional lane)
Tolling Classes	Five classes, refer to tolling structure table on website
Toll Levels	Current tolls for cars incl. VAT (effective November 2018): <ul style="list-style-type: none"> ETC (all year round): €2.72 Cash (winter/summer): €3.40/€4.20
Toll Escalation	Semi-annual tolling increases linked to pre-tax equity IRR <ul style="list-style-type: none"> IRR <17%: tolls may rise at a rate higher than inflation IRR 17-25%: tolls linked to inflation IRR >25%: tolls remain fixed <p>Toll increases are subject to the joint approval of the Federal Ministry of Transport in Germany and the Supreme Highway Construction Authority of the Land of Mecklenburg-Vorpommern.</p>
Tolling Methods	ETC, credit cards, cash Automated transactions account for ~65% of total transactions

Debt (as at 31 December 2018)

Tranche I	€44.3m
Facility Term	31 December 2029
Interest	Margin of 0.75% over Euribor
Swap	Paying fixed at 4.07% maturing 2029
Tranche II	€14.7m
Facility Term	15 September 2053 (concession end)
Interest	Margin of 3.00% over Euribor
Tranche III	€94.5m (includes €26.1m capitalised interest) Capitalisation of interest until Tranche II is fully repaid. No interest on interest according to German law for subordination.
Facility Term	15 September 2053 (concession end)
Interest	Margin of 1.50% over Euribor

Covenants

Equity Default Ratio (DSCR)	1.05x
Loan Life Coverage Ratio	1.15x

The DSCR is calculated as Total Cash Flow Available for Debt Service for the past 12 months/Total amount of interest and scheduled principal, payable under the Tranche I for the same period.

Taxation

VAT	19%
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Taxation – Gewerbesteuer (GewSt)

Tax Rate	16.28%
Non-Deductible Interest	Fully deductible up to €100,000 annually, 25% non-deductible thereafter
Application of Losses	60% of taxable income over a threshold of €1.0m

Taxation – Körperschaftsteuer (KSt)

Tax Rate	15.83%
Application of Losses	60% of taxable income over a threshold of €1.0m