



# PINEWOOD

## Information Release

### ***Introduction***

**London – January 18, 2021.** Pinewood Group Limited (together with its subsidiaries, the “Pinewood Group”), jointly provide the information release attached as Annex A hereto (this “Information Release”). The Information Release contains an update on the financial performance and other recent developments of the Pinewood Group.

Unless otherwise stated, all references to “we,” “us” or “our” in this Information Release in the context of financial information are to the Pinewood Group.

This Information Release or any part of this Information Release is for informational purposes only and does not constitute, and should not be construed as, part of any offer or invitation to sell, or any solicitation of any offer to purchase or subscribe for, any securities in the Pinewood Group. This Information Release or any part of this Information Release is not intended to provide the basis of any investment decision nor does it nor is it intended to form the basis of any contract for acquisition of or investment in the Pinewood Group, financial promotion, or any offer or invitation in relation to any acquisition of or investment in the Pinewood Group in any jurisdiction, nor should it be considered as legal, financial or tax advice in relation to the same.

### ***Forward-Looking Statements***

This Information Release contains and refers to certain forward-looking statements with respect to the Pinewood Group’s financial condition, results of operations and business. Forward-looking statements are statements of future expectations that are based on management’s current expectations and assumptions and involve known and unknown risks and uncertainties. These statements involve estimates, assumptions and uncertainties that could cause actual results to differ materially from those expressed in them. Therefore, you should not place undue reliance on any of these forward-looking statements. Furthermore, any forward-looking statement speaks only as of the date on which it is made, and we undertake no obligation to update any forward-looking statement to reflect events or circumstances after the date on which the statement is made or to reflect the occurrence of unanticipated events. All future written and oral forward-looking statements attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section.

### ***No Representation***

You are reminded that past financial performance is not a reliable indicator of any potential future performance, and prospective and current investors are solely responsible for making their own independent appraisal of and investigations into the financial and other information presented in this Information Release. No member of the Pinewood Group assumes any obligation to review or confirm analyst expectations or estimates. Nothing in this Information Release constitutes investment advice.

### ***Non-GAAP Financial Measures***

In this Information Release, we present certain financial measures that are not recognized by UK GAAP, IFRS or any other generally accepted accounting principles and that may not be permitted to appear on the face of the financial statements or footnotes thereto. The primary non-GAAP financial measure used in this Information Release is Adjusted EBITDA margin.

### ***Definitions***

Capitalised terms not otherwise defined herein shall have the meanings assigned to such terms in our most recent annual or interim financial reports, as applicable.

### ***Disclaimer***

This Information Release is for informational purposes only and does not constitute an offer to sell or the solicitation of an offer to buy any security. The financial information in this Information Release has not been audited, reviewed or compiled, nor have any procedures been performed by our independent auditors with respect thereto. Accordingly, you should not place undue reliance on it, and no opinion or any other form of assurance is provided with respect thereto. The financial results presented in this Information Release are based upon a number of assumptions and judgments that are subject to inherent uncertainties and are subject to change, and are not intended to be a comprehensive statement of our financial results as of the dates and for the periods presented.

We do not intend, and do not assume any obligation, to update the financial information in this Information Release. We do not make any representation or warranty or other assurance, express or implied, that this Information Release or the information contained herein or the assumptions on which they are based are accurate, complete, adequate, fair, reasonable or up to date and they should not be relied upon as such. We do not accept any liability for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on all or any part of this document and any liability is expressly disclaimed.

## **Annex A**

### **Recent Developments**

#### ***The Impact of the COVID-19 Pandemic***

We have not experienced significant disruption to our operations due to the COVID-19 pandemic. Pinewood Studios and Shepperton Studios have remained open and fully operational throughout the COVID-19 pandemic following and in accordance with the United Kingdom's government guidelines. The United Kingdom published additional government guidelines in November 2020 and January 2021 in respect of periods of national lockdown that explicitly exempt businesses and venues used for the purposes of film and TV filming and construction from closure thereby allowing us and our customers to continue to operate during such periods.

Our Long-term Contracts and the rent payments thereunder have not been impacted. We allowed certain of our smaller Media Hub tenants who were impacted by the COVID-19 pandemic to temporarily defer three months of rent payments. All of our Media Hub tenants that deferred payments are repaying their rent in accordance with their respective agreements. Our Television Studios and Post Production business lines experienced a reduction in activity during the first national lockdown in March 2020, but activity began to increase in July 2020.

In February 2020, to protect our workforce and maintain the continuity of our operations, we created a dedicated COVID-19 taskforce. We published internal and external guidelines that outline comprehensive procedures and guidance for staff, clients and visitors in accordance with the United Kingdom's government guidelines. We have and continue to monitor government guidance and regularly update our operating protocols to ensure the safest possible working environment.

Although the ultimate impact of the COVID-19 pandemic upon our business will depend upon the severity and duration of the pandemic as well as actions taken by governmental authorities and other third parties in response, each of which is uncertain, rapidly changing and difficult to predict, our business has remained resilient throughout the pandemic, its financial impact on our business has been limited, and we do not expect significant disruptions going forward.

#### ***The Impact of Brexit***

On December 24, 2020, the European Union and United Kingdom announced that they had reached an agreement in principle on future relations between the European Union and United Kingdom (the "**EU—UK Trade and Cooperation Agreement**"). On December 31, 2020, the UK implemented the EU—UK Trade and Cooperation Agreement, which entered into force provisionally on January 1, 2021. Despite the implementation of the EU—UK Trade and Cooperation Agreement, there remains uncertainty as to how the agreement will affect relations between the UK and the EU.

While we are based and operate principally within the United Kingdom, our operations have not been materially impacted by Brexit because our customers are predominantly US or UK-based, our revenue is predominantly derived in pound sterling, and our employees are primarily based in the United Kingdom. Although we cannot provide any assurance that Brexit will not have a material adverse effect on our operations, we currently do not anticipate any significant future disruption to our operations as a result of Brexit.

#### ***Current Trading***

The following information relating to our performance for the two months ended November 30, 2020 is derived from our internal management accounts for the months of October and November 2020. This information has been prepared by management. It has not been audited, reviewed, verified or subject to any procedures by our auditors, and you should not place undue reliance on it. Because this information is preliminary, it is subject to change and those changes could be material.

For the months of September, October and November 2020, our revenue and Adjusted EBITDA margin were largely consistent with our revenue and Adjusted EBITDA margin for the three months ended September 30, 2020.

#### ***Shepperton Reorganization***

In 2019, we simplified the holding structure of Shepperton Studios by collapsing a previous leaseback arrangement and dissolving the Studios Unit Trust. We further simplified the residual structure of Shepperton Studios on November 6, 2020 by dissolving Shepperton Studios Property Partnership, and approving the dissolution of Shepperton Studios (General Partner) Limited, Pinewood Shepperton Limited, Baltray No. 1 Limited, and Baltray No. 2 Limited. As of November 6, 2020, all assets of these entities were distributed to certain other subsidiary guarantors, and there was no financial or operational impact upon the Pinewood Group as a whole.