Roadshow Presentation

August 2019



Forward-looking statements

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The Annual Report 2018 of ISS A/S is available at the Group's website, www.issworld.com.

ISS at a glance

A leading global provider of facility services delivering industry leading organic growth



We are operating in a fundamentally attractive market

...that presents a significant growth opportunity for Key Account focused solutions



- A USD 1 trillion outsourced FM market...
- ...of which the Key Account market is estimated to comprise 40% (USD 400 billion)
- Key Account growth clearly above-market...
- ...which is driving a 'polarisation' of the supply-side between large, multi-national, multi-service players and smaller, niche players



- Large customers are increasingly moving away from input based relationships to outcome focused, strategic partnerships
- Deals are becoming national or international coupled with extended service scope, focusing on consolidation, risk management and efficiency – including workplace experience
- Technological advancements offer a competitive edge, enabling productivity of buildings and enhanced user experiences

Competitive landscape

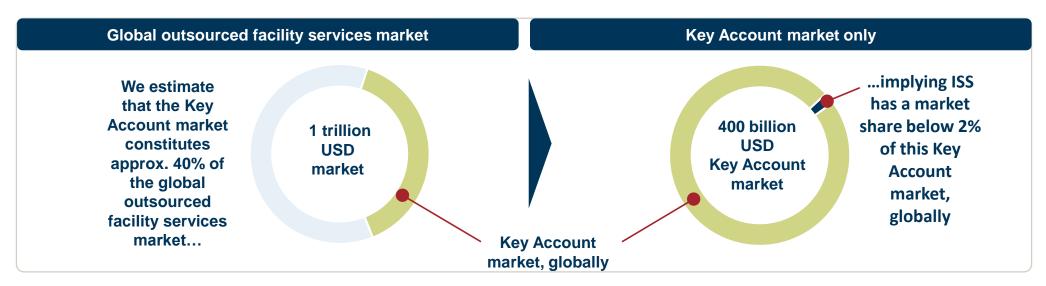


- Traditional FM competitors continue to broaden service offerings and drive for integration – primarily through M&A
- FM companies face acute strategic choices

 driven by technology and increased
 customer demand for strategic FM
 solutions
- FM incumbents required to adapt market focus, offerings and delivery models



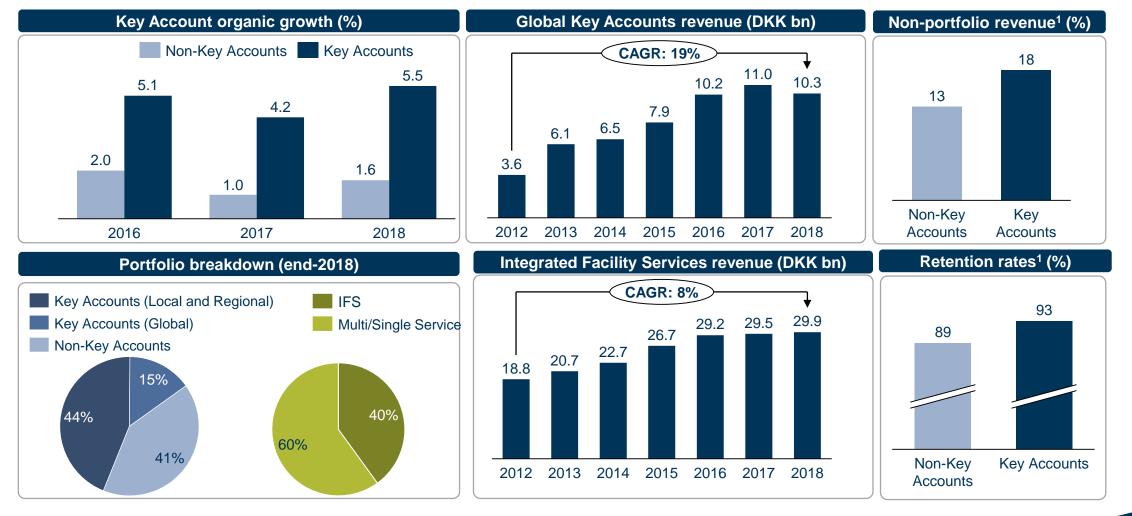
Attractive market space and potential



% of glo	bal, outsourced FM market ⁽¹⁾	ISS % market	ISS % market share of outsourced FM market ⁽¹⁾			
North America	27	Northern Europe		4.3		
Western Europe	21	Asia	1.7			
Central Europe	17	Latin America	1.4			
Asia	10	Pacific	1.3			
Northern Europe	10	Central Europe	1.3			
Pacific	5	Western Europe	1.0			
Latin America	4	Eastern Europe	0.8			
Eastern Europe	4	North America	0.3			
Africa & Middle East	2	Africa & Middle East	N /A			

(1) Various sources and ISS analysis

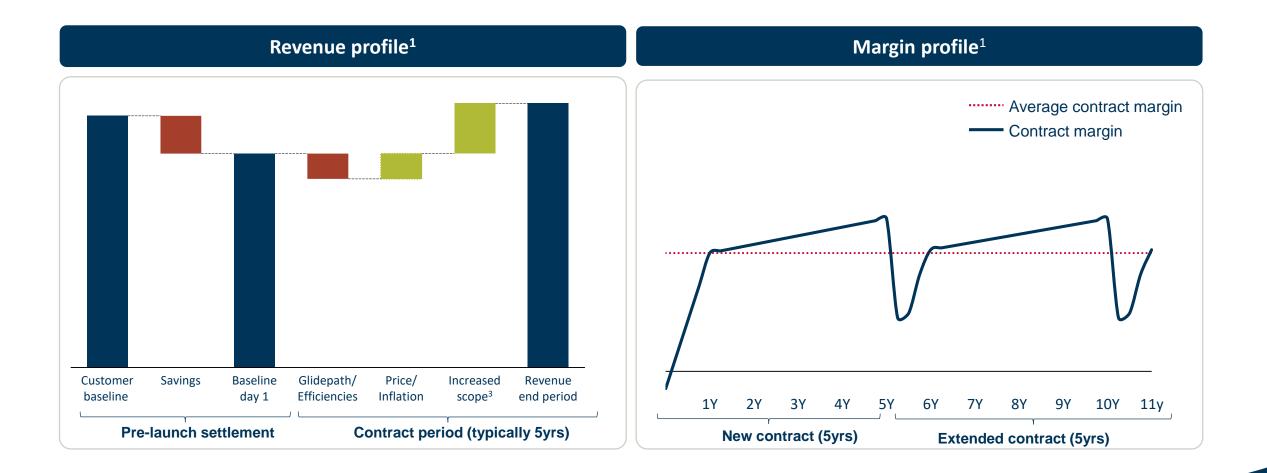
Organic growth driven by key accounts



1) 3-year average (FY2016 to 9M 2018)

ISS

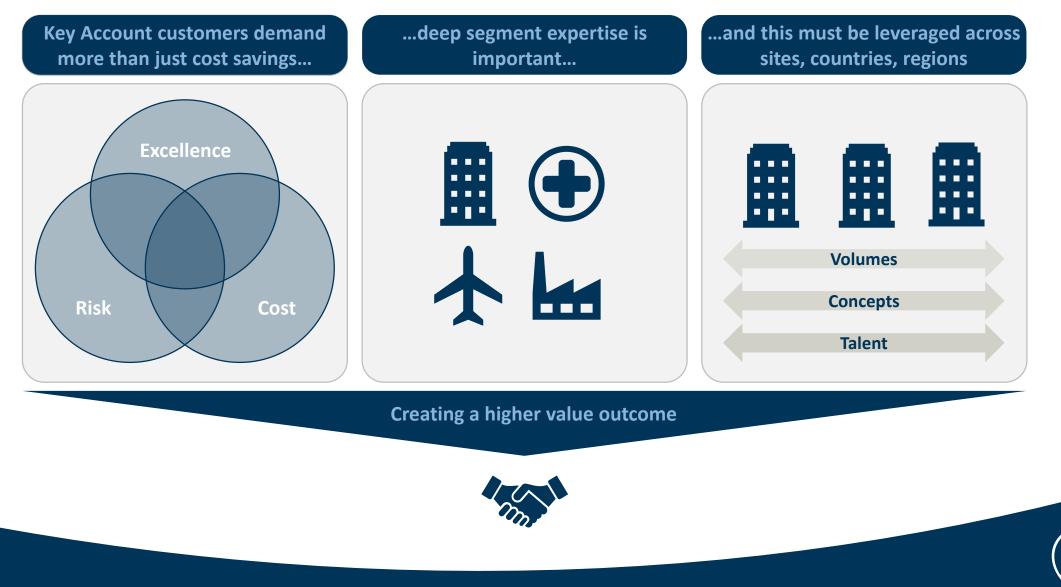
Key Account characteristics



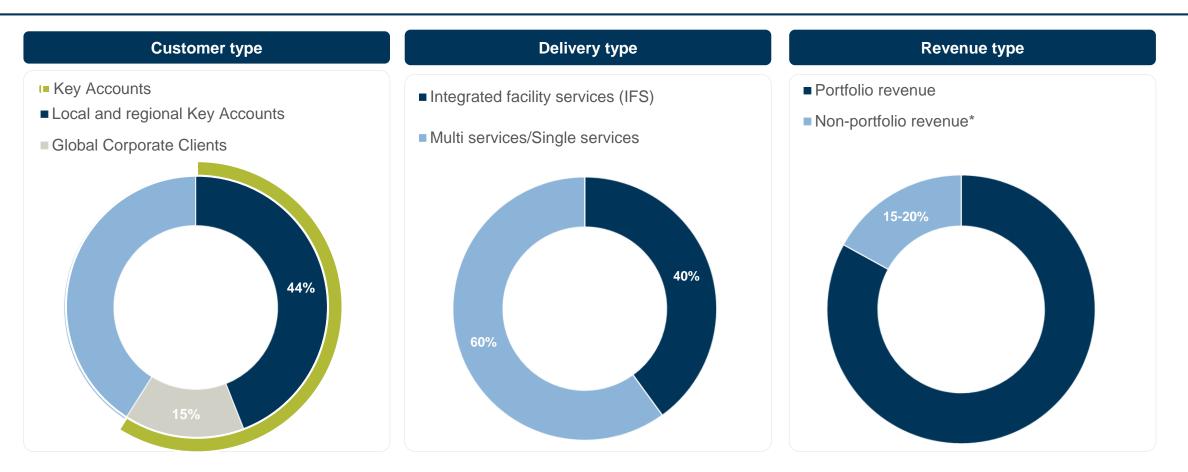


Key Account customers demand more and we will invest further

...to deliver the level and consistency of service expected



Revenue split (1/2)

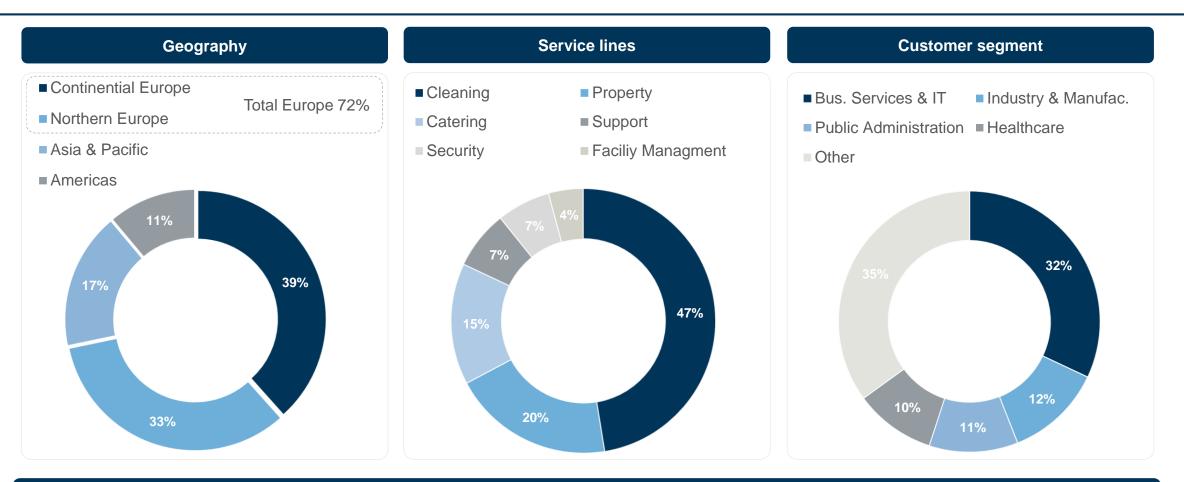


Integrated Facility Services: 6 years CAGR of 7%

Note: Figures as of end-2018 *Above base and project work



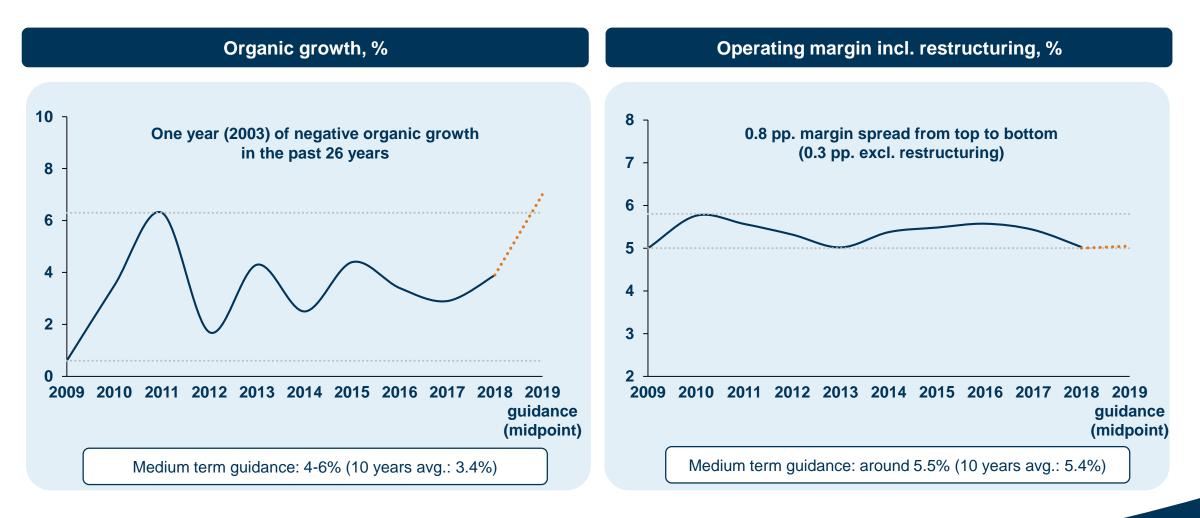
Revenue split (2/2)



Diversified revenue base

Note: Figures as of end-2018

Resilient growth and stable margins through the cycle



Note: 2017 and 2018 have been restated for discontinued operations



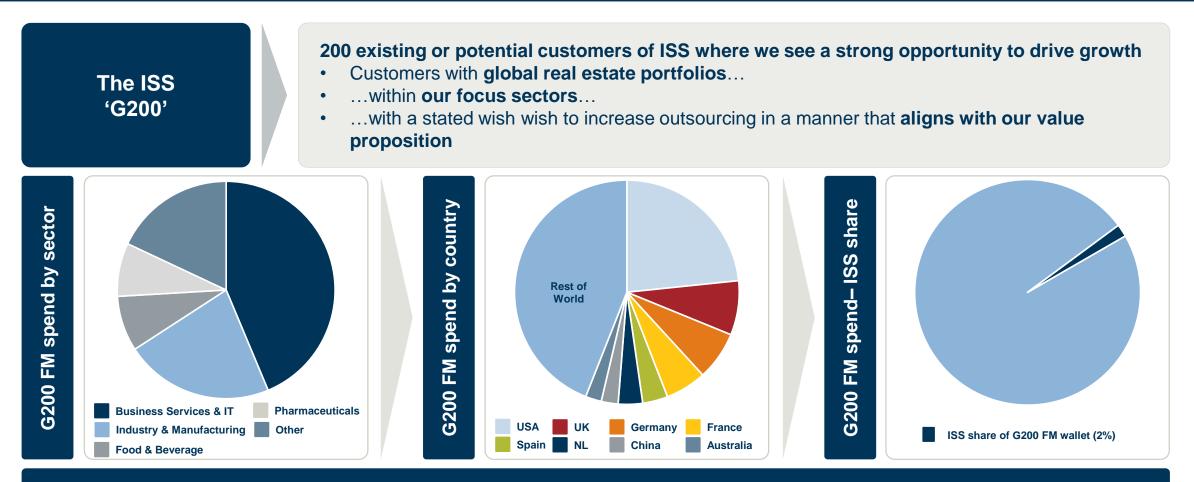
Global Key Accounts

We currently have 20¹⁾ Global Key Accounts which we split into 4 sub-segments...



(1) Includes seven additional, undisclosed customers

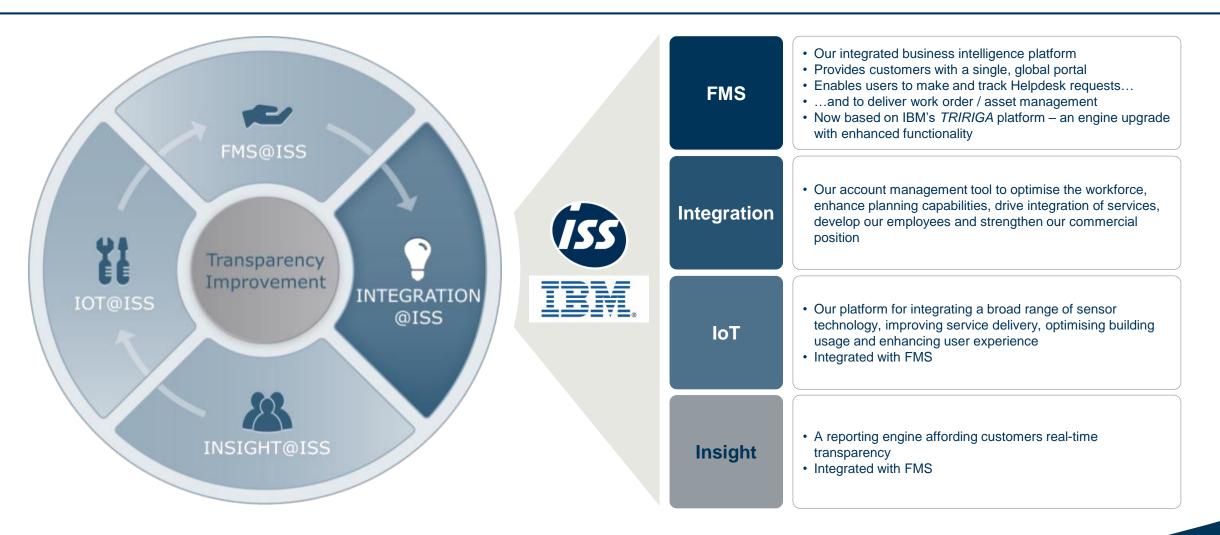
Prospective Global Key Accounts offer huge potential



Our analysis suggests total annual FM spend of DKK 336 billion across our G200 customers – our current share is less than 2%



Technology is enhancing our integrated, self-delivery model





Successful allocation of capital since IPO

Guckenheimer case study





We will remain disciplined in our approach to acquisitions

- 1) Accumulated organic growth since acquisition (1 May 2017 31 Oct 2018)
- 2) LTM as per 31 Oct 2018
- 3) Based on EBITA FY2016
- 4) Based on estimated synergies end-2018 (in line with our acquisition expectations communicated in April 2017)
- 5) Based on a normalised Free Cash Flow pre interest (2018 positively impacted by acquisition related cash flow impacts)

Corporate Responsibility



We will ensure capital allocation is optimal

	Objective	Comment
1.	Capital structure	Maintain a strong and efficient balance sheet with an investment grade financial profile and leverage < 2.8x ¹⁾
2.	Capital expenditure/net working capital	Meet the modest, ongoing capital needs of the business
3.	Ordinary dividend	Targeted payout ratio of approximately 50% of net income (adjusted)
4.	Acquisitions and divestments	Further portfolio optimisation and highly selective acquisitions
5.	Additional shareholder returns	Extraordinary dividends or share buy-backs

1) Leverage below 2.8x pro forma adjusted EBITDA, taking seasonality into account. Pro forma adjusted EBITDA calculated as EBITDA before other items as if all acquisitions and divestments had occurred on 1 January of the respective year.



Capital reallocation

Fully funded by divestment proceeds

Free Cash Flow generation in 2019 and 2020

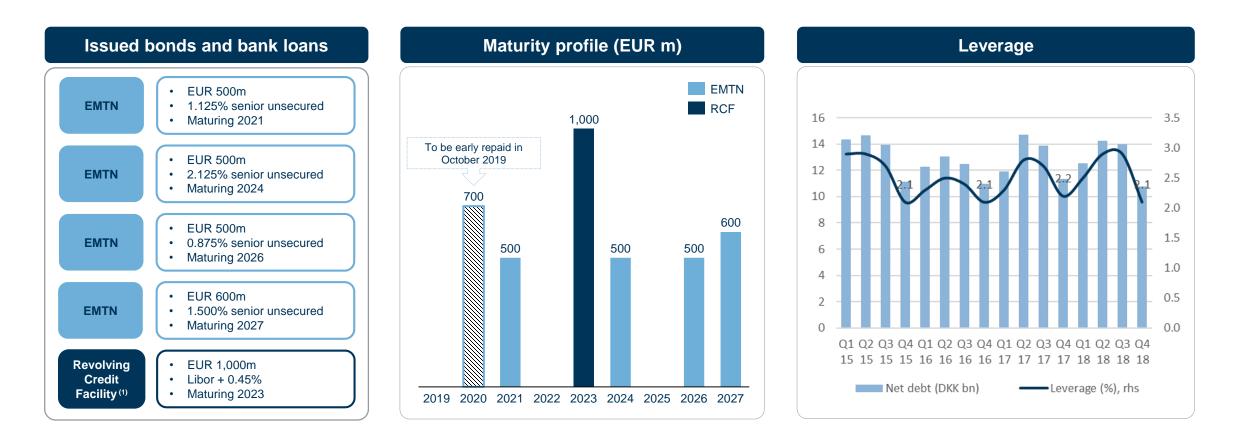
Divestment proceeds of approx. DKK 2-2.5 bn¹

	Disciplined investme	ents in the business	Sharehold	Shareholder returns			
	Transformational projects	Acquisitions	Ordinary dividend	Additional returns			
2019 2020	Incremental investments (700-800 DKKm in total) to support further acceleration in organic growth fully funded by divestments	We intend to strengthen capabilities and build scale through	Payout ratio of c. 50% of Net Profit (adjusted) and at least equal to the DKK 7.70 per share paid in 2019	We intend to allocate at least 25% of net divestment proceeds to share buy-backs or extraordinary dividends			
2021+	No net impact	disciplined and selective acquisitions	Payout ratio of c. 50% of Net Profit (adjusted)	Extraordinary dividends or share buy-backs			

1) Divestment proceeds net of divestment costs and restructuring



Solid investment grade capital structure

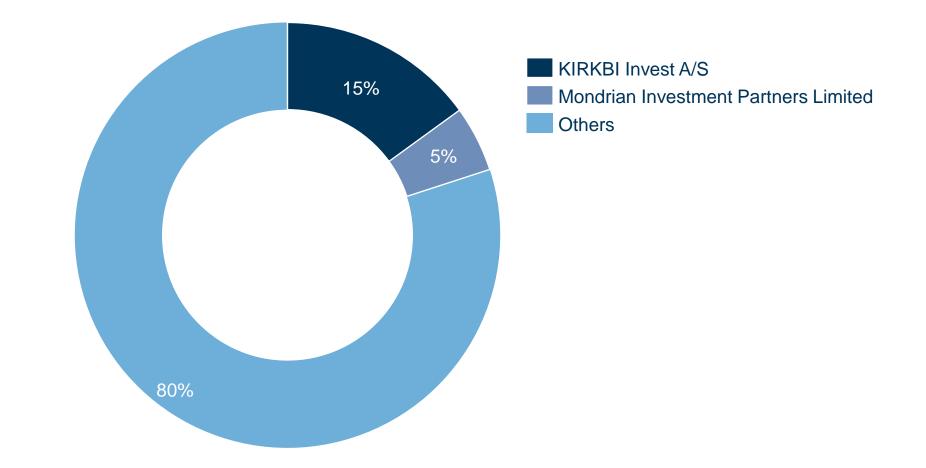


ISS continually reviews its financing and will remain pro-active in exploiting opportunities when relevant

⁽¹⁾ The Revolving Credit Facility was extended in November 2018 to mature in November 2023. The current margin of 0.60% will decrease to 0.45% in February 2019 if leverage is below 2.5x. At 31 December 2018, leverage was 2.1x. In addition, a utilisation fee applies. For utilisation up to 33% the fee is 0.10%, for utilisation between 33% and 66%, the fee is 0.20%, and for utilisations above 66% the fee is 0.30%.



Ownership¹⁾



⁽¹⁾ Latest major shareholder holdings reported by investors to ISS

Strategy Update

December 2018



We will now be bolder and refine our geographic footprint

...creating a simpler and more focused business in the process



We will divest 13 countries and conclude our divestment of non-core services

Countries to be exited

- Local market dominated by smaller, price-centric customers
- We are unable to fully leverage volumes, concepts and talent
- We cannot always generate attractive and sustainable returns at a commensurate risk

Divestment of non-core services

- Entirely consistent with The ISS Way Strategy of recent years
- Concludes this process



ISS remains a global leading facility service provider



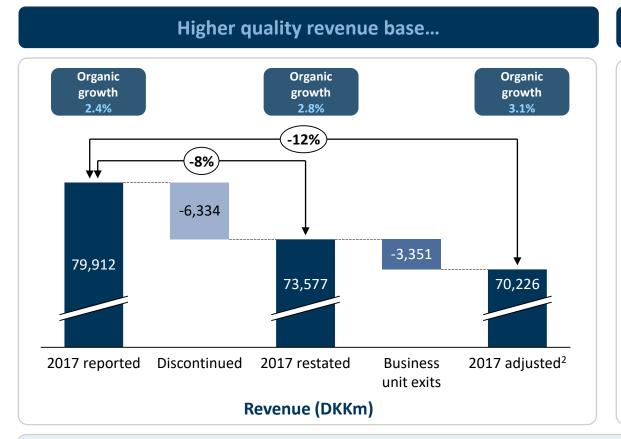
Simplifying the business while focussing on Key Accounts

	Change	2017 (reported)	2017 (adjusted) ¹	2014
Customers	+74%	c. 125,000 c. 1,000 Key Accounts	c. 63,000 c. 1,000 Key Accounts	c. 200,000
Employees	+10% Revenue per employee	c. 490,000	c. 390,000	510,968
Countries	+24%	44	31	48
Key Accounts	8рр 🧹	52%	60%	N/A
IFS	Зрр 🗸	38%	41%	31%

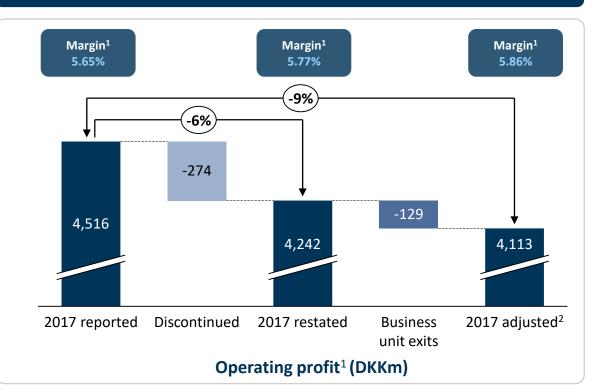


A stronger revenue base from which to accelerate organic growth...

2017 restatements



...with a de-risked operating profit



Divestment program expected to be completed during 2019-2020 with net divestment proceeds in the range of DKK 2.0-2.5 billion³

- 1) Before other income and expenses
- 2) Adjusted for countries and business units in the divestment pipeline (i.e. excludes acquisitions and divestments completed prior to 30 September 2018)
- 3) Divestment proceeds net of divestment costs and related reorganisation

H1 2019 Results

15 August 2019



Highlights H1 2019 (Continuing Operations)

Financial Highlights	 Organic growth of 6.0% (Q1 2019: 6.1%, Q2 2019: 5.8%) Operating margin of 3.74% (H1 2018: 3.86%) Operating profit¹) of DKK 1.4 billion (H1 2018: DKK 1.4 billion) Net profit adjusted from continuing operations of DKK 0.8 billion (H1 2018: DKK 0.8 billion) Free Cash Flow of DKK -2.7 billion (H1 2018: DKK -1.4 billion) – reduction mainly driven by reversal of factoring (DKK -0.9 billion) Financial leverage of 3.4x (H1 2018: 3.2x) – driven by the higher debt and discontinued operations
Commercial Highlights	 Key Accounts (61% of revenue) generated 8% organic growth (Q2 2019: 8%). Global Key Accounts (15% of revenue) generated 7% organic growth (Q2 2019: 11.0%) Continued strong commercial momentum: Successful launch of Deutsche Telekom 1 July Key contract developments since Q1 results include the extension and expansion with an International manufacturing company (Global) and Vattenfall (Global) as well as the extension of Danske Bank (Global) and an 'Energy and resource' company (Germany) Contract with Novartis unlikely to be extended post 31 December 2019
Strategy Highlights	 Our strategic divestment programme is proceeding as planned with 29% of assets successfully divested or signed. A number of other divestment processes are coming to an end and as such we expect a significant step up of in divestments towards the end of the year. The expected combined net divestment proceeds remains DKK 2.0-2.5 billion. Our transformational investments were successfully launched in H1 2019. Combined expected investments of DKK 700-800 million over 2019-2020 are funded by divestment proceeds.

Partnership with Deutsche Telekom successfully launched

Key facts



DTAG assets

More than 42,000 sites More than 750,000 technical assets



c. 8,000 employees (c. 6,000 FTEs)

• 10.5-year contract launched 1 July 2019

- Expected annual revenue of approximately 4% of Group
- Transition and mobilisation finalised (total investment of DKK 590m from 2017 to H1 2019)
- Integrated facility services contract including:
 - Technical services (e.g. maintenance and repair of technical systems, caretaker services),
 - Cleaning (indoor and outdoor facilities),
 - Support (reception, postal)
 - Security
 - Projects (e.g. maintenance of on existing buildings, relocations etc.)



Regional performance H1 2019

al Europe Group	8% organic growth Q1 2019: 8% Q2 2019: 9%	 Strongest growth on record driven by several countries in the region particularly Turkey on the back of start-ups in the healthcare segment and price increases as well as Iberia, Netherland and Germany on the back of contract launches and expansions Solid demand for projects and above base work across several countries in the region
Continental 38% of G	4.5% operating margin ⁽¹⁾ (H1 2018: 4.0%)	 Margin increase supported by a one-off settlement linked to the transition of a large contract Underlying margins were slightly up as a result solid performance in especially Iberia and the divestment of loss making non-core activates in the Netherlands (Nov. 2018) This was partly offset by contract launches and extensions in especially Switzerland Operational improvements following the implementation of GREAT in France remain behind plan
Europe Group	5% organic growth Q1 2019: 5% Q2 2019: 4%	 Strong growth in Denmark and the UK driven by contract launches and expansions Solid, but also more volatile, demand for projects and above base work
Northern 33% of	4.0% operating margin ⁽¹⁾ (H1 2018: 5.1%)	 Margin negatively impacted by contract launches and extensions in Denmark and the UK as well as transformational projects - investments in organically building out technical services capabilities in Denmark and investments in the consolidation, centralisation and automation of our organisation in the UK Headwinds were partly offset by ongoing margin recovery in Sweden

(1) Operating profit before corporate costs and 'other income and expenses' (but including restructuring)

Regional performance H1 2019

Asia Pacific 18% of Group		5% organic growth Q1 2019: 6% Q2 2019: 5%	 Generally solid growth across the region especially in Australia driven by contract launches and a high retention rate and in China following a period of deliberate strategic structural adjustments to our operating model Growth was partly off-set by slow-down in Hong Kong Demand for projects and above base work was flat
		5.1% operating margin ⁽¹⁾ (H1 2018: 6.5%)	 Margin decline driven by a contract related one-off as well as contract launches and extensions in especially Australia and Singapore and contract specific underperformance in Hong Kong and structural investments in China to support our growth capabilities
ricas Group		2% organic growth Q1 2019: 2% Q2 2019: 2%	 Positive organic growth despite the exit of underperforming small contracts in the Specialised Services division in the US Continued strong organic growth in food services (Guckenheimer) as well as in Mexico
Americas 11% of Group		3.9% operating margin ⁽¹⁾ (H1 2018: 2.7%)	 Margin recovery on the back of successful turnaround initiatives and efficiency plans in Specialised Services in the US Further synergies and scale advantages coming through within catering (Guckenheimer)



Commercial development

Large Key Account contract developments since Q1 results

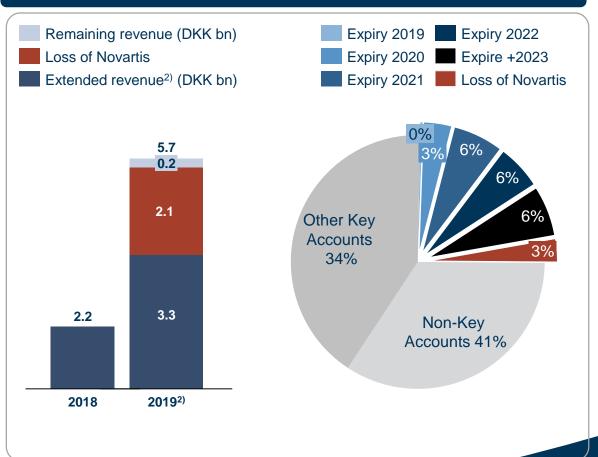
Extensions/Expansions

- International manufacturing company (Global) includes significant expansion
- Danske Bank (Global)
- Energy and resource company (Germany)
- Vattenfall (Germany)
- A hotel chain (Norway)
- National University Health Systems (Singapore)
- Roy Hill Holdings (Australia)
- Financial service company (Spain)
- Foreign Commonwealth Office (APAC)
- Global professional service company (Nordic)

Losses/Reductions

- Novartis (Global)
- ICA (reduction) (Sweden)

Large key account¹⁾ contract maturity profile



(1) Existing Global Corporate Clients and Key Accounts generating revenue above DKK 200m in 2018

(2) Based on 2018 revenue figures

Launch of transformational investment program (2019-2020)

2-year accelerated investment program to strengthen ISS's delivery capabilities to Key Accounts

Transformational investment of approx. DKK 200 m in H1 2019 (Opex and Capex):

Opex (c. 50%)	 Accelerated roll-out of a new Facility Management System (FMS@ISS) which will become the back-bone for all other technology and data driven initiatives – including performance benchmarking, IoT, AI, robotics, sensors, workforce optimisation etc. Accelerated global migration to Group standard operating systems (e.g. ERP, Procure-to-Pay, CRM, People Management) Launch of a Global Shared Services organization to drive centralization, standardization and automation across ISS Organic build-out of Technical and Catering Services including taking over in-house Facility Management organisations from blue-chip Key Accounts Organic build-out of Strategic Workplace Management and Design capabilities by leveraging our Global Centre of Excellence established on the basis of acquiring SIGNAL in 2017 Targeted investments in accelerating the conversion of the G200¹
Capex/WC (c. 50%)	 Accelerated development of in-house digital solutions to support key account delivery capabilities

 Potential investment 2019-20
 DKK 700-800m
 Indicative split

 (fully funded by divestment proceeds)
 in total
 Operating Expenditure (c. 50%)

 Capital Expenditure / Working Capital (c.50%)
 Capital Expenditure / Working Capital (c.50%)

Status on the divestment programme (29% completed or signed¹⁾)

Status	Countries	В
In preparation: 15%, Transaction phase: 57% Signed: 19%, Completed: 10%	In preparation: 15%, Transaction phase : 55% Signed: 27%, Completed: 3%	In preparation Signe
The final large scale divestment programme for ISS was announced in connection with a Strategy Update in December 2018:		✓ Route base
• DKK 9.6 bn. of revenue to be divested ¹⁾ :		✓ Route bas
 DKK 6.3 bn related to 13 countries²⁾ 	Brunei Israel Thailand Estonia Chile	✓ Route bas
DKK 3.3 bn related to a number of business units ³⁾		✓ Promotion
• Expected net divestment proceeds ⁴): DKK 2.0-2.5 bn:		✓ Public ho
We reserve DKK 700-800m for our transformational investments	Philippines Malaysia Czech Republic Romania	
and intend to allocate at least 25% (min. DKK 500m) to share buy-backs or extraordinary dividends	Brazil Slovenia Hungary Slovakia	
➢ with the rest being set aside for M&A or		

Business Units

In preparation: 14%, Transaction phase : 59% Signed: 0%, Completed: 27%

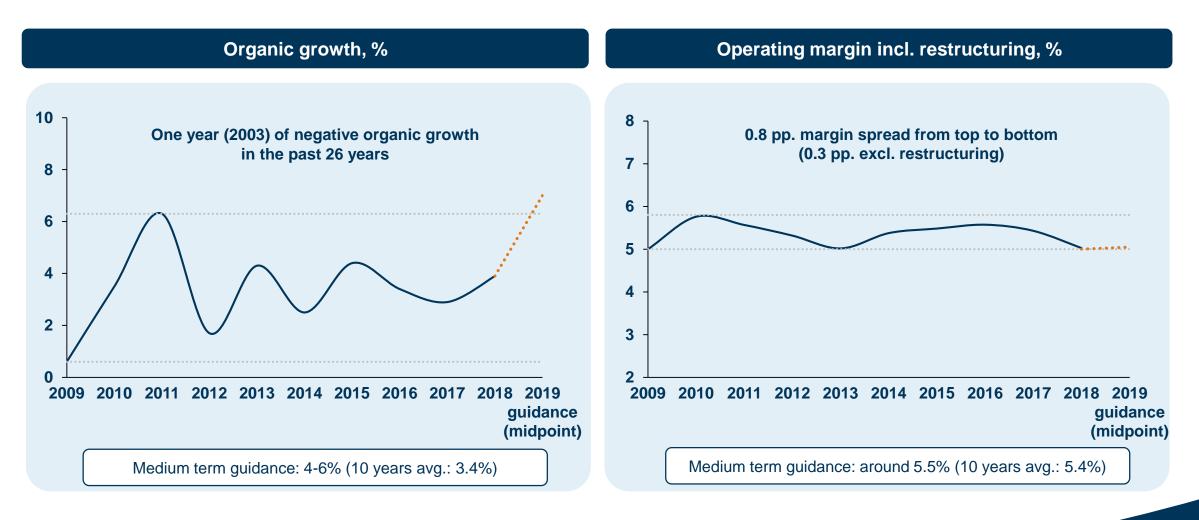
- Route based cleaning in Netherlands
- ✓ Route based cleaning in Austria
- ✓ Route based cleaning in Denmark
- ✓ Promotional Services in Portugal
- ✓ Public hospitals in Spain

- (1) Based on 2017 revenue
- (2) Countries have been classified as held for sale and have been discontinued. As such, the final divestment will not further impact reported revenue and operating profit
- (3) Business units will gradually be classifies as held for sale but will remain part of reported numbers until divested. As such, the divestment of business units will impact revenue and operating profit upon divestment.
- (4) Divestment proceeds net of divestment costs and restructuring

additional returns to shareholders



Resilient growth and stable margins through the cycle



Note: 2017 and 2018 have been restated for discontinued operations



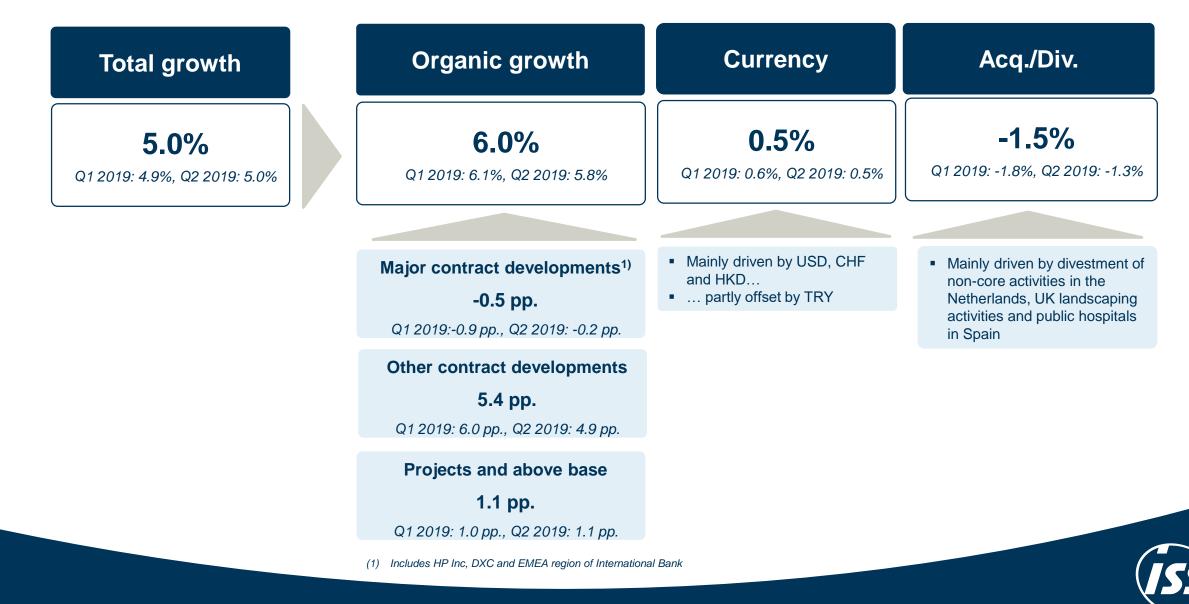
Financials



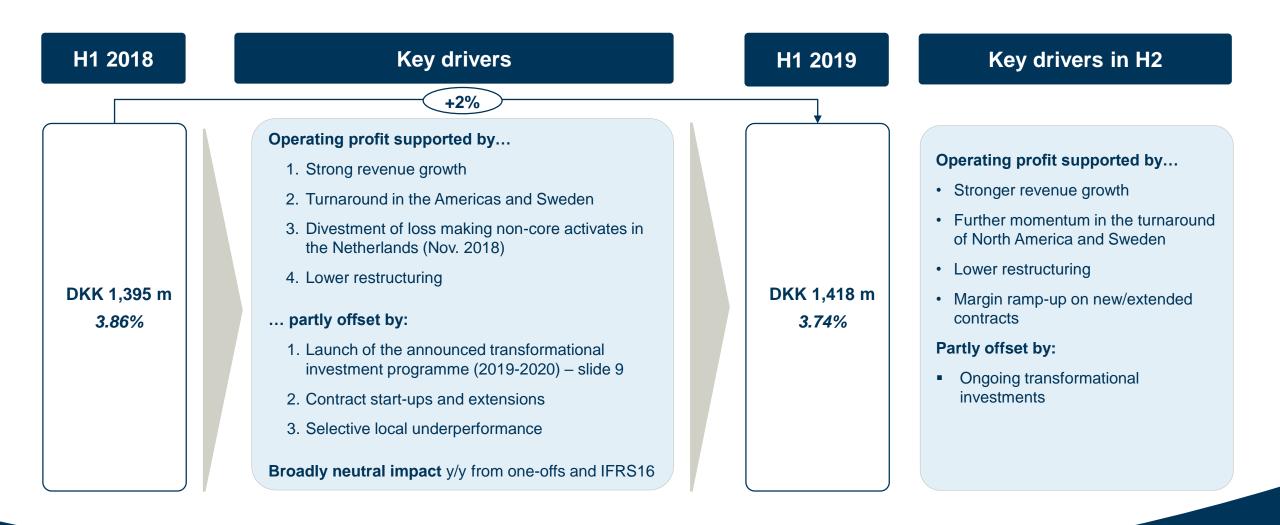
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Revenue growth H1 2019



Operating profit before other items H1 2019



Income Statement

DKK million	H1 2019	H1 2018	Δ
evenue	37,886	36,098	1,788
Operating expenses	(36,468)	(34,703)	(1,765)
Operating profit before other items	1,418	1,395	23
Other income and expenses, net	(53)	(40)	(13)
Operating profit	1,365	1,355	10
Financial income and expenses, net	(327)	(290)	(37)
Profit before tax	1,038	1,065	(27)
ncome taxes	(260)	(260)	-
Net profit (adjusted) from continuing operations	778	805	(27)
Goodwill impairment ⁽¹⁾	(144)	(653)	509
Amortisation and impairment of brands and customer contracts	(168)	(234)	66
Income tax effect	36	64	(28)
Net profit from continuing operations	502	(18)	520
Net loss from discontinued operations	(100)	(112)	12
Net profit (reported)	402	(130)	532
Net profit (adjusted)	822	704	118
Adjusted EPS, DKK ⁽²⁾	4.4	3.8	0.6
Net profit (adjusted) from continuing operations	778	805	(27)
Adjusted EPS from continuing operations, DKK ⁽³⁾	4.2	4.3	(0.1)

(1) Including goodwill impairment from discontinued operations

(2) Calculated as Net profit (adjusted) divided by the average number of shares (diluted)

(3) Calculated as Net profit from continuing operations (adjusted) divided by the average number of shares (diluted)

(4) Includes interest on defined benefit obligations, amortisation of financing fees and other bank fees

Cash Flow

Statement of Cash Flow (DKK m)	H1 2019	H1 2018	Δ
Dperating profit before other items	1,418	1,395	23
Operating profit from discontinued operations	30	77	(47)
Depreciation and amortisation	766	328	438
Changes in provisions, pensions and similar obligations	(77)	(106)	29
ash flow from Operations	2,137	1,694	443
Share based payments	57	17	40
Changes in working capital	(3,230)	(1,975)	(1,255)
Other expenses paid	(10)	(3)	(7)
Net interest paid/received	(268)	(196)	(72)
ncome taxes paid	(502)	(464)	(38)
Cash flow from operating activities	(1,816)	(927)	(889)
Cash flow from investing activities	(691)	(375)	(316)
Cash flow from financing activities	1,623	(531)	2,154
Fotal cash flow	(884)	(1,833)	949

Free Cash Flow (DKK m)	H1 2019	H1 2018	Δ	
Cash flow from operating activities	(1,816)	(927)	(889)	• The de
Capital expenditure, net	(499)	(460)	(39)	include accour
(Acquisition)/disposal of financial assets	(20)	(14)	(6)	amortis
Additions/disposals from leased assets, net	(336)		(336)	 Reduc
Free Cash Flow ⁽¹⁾	(2,671)	(1,401)	(1,270)	DKK 0
- of which relates to Deutsche Telekom transition and mobilisation cost	(265)	(63)	(202)	L

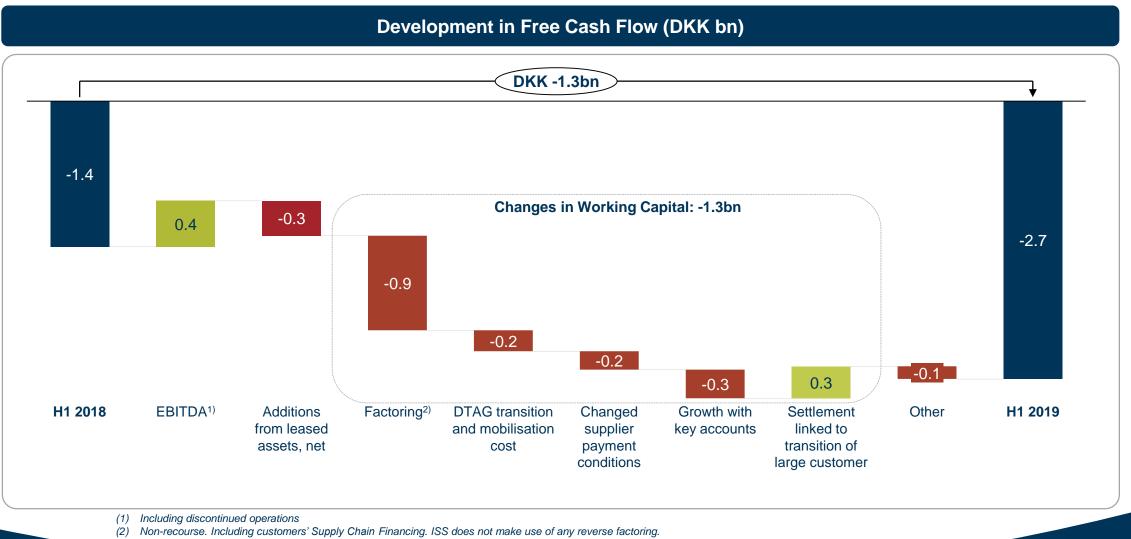
The definition of Free Cash Flow has been changed from 2019 to include additions from leased assets to off-set the positive accounting impact from IFRS16 related depreciation and amortisation

 Reduction mainly driven by changes in working capital as a result of DKK 0.9bn lower use of non-recourse factoring (see slide 15)

1) Definition post IFRS16 implementation: Cash flow from operations + cash flow from investments – cash flow from acquisitions/divestments, net – additions/disposals from leased assets

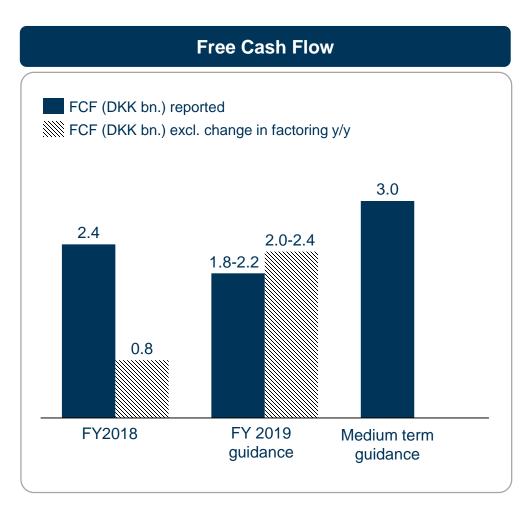


Free Cash Flow development compared to H1 2018



Factoring utilisation: FY 2017: DKK 1.0 bn., H1 2018: DKK 1.2 bn., FY 2018: DKK 2.5 bn, H1 2019: DKK 1.8 bn, FY 2019 commitment: below DKK 2.5 bn. (down y/y)

Free Cash Flow drivers in 2019

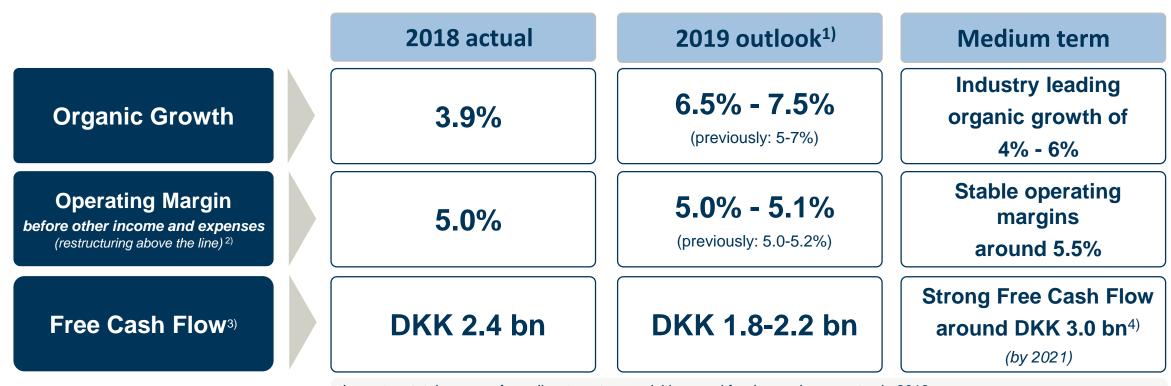


Key drivers in 2019

- Strong EBITDA growth
- Catch-up from 2018
- Launch of new Group-wide working capital optimisation initiative
- Lower income taxed paid
- Other improvements, net
- Partly offset by...
 - ... incremental growth-related working capital build-up...
 - ... and higher CAPEX (incl. transformational investments)



Outlook



Impact on total revenue from divestments, acquisitions and foreign exchange rates in 2019

• We expect the impact on revenue growth from development in foreign exchange rates to be approximately 0% to 1%⁵⁾

- We expect the net impact on revenue growth from divestments and acquisitions to be approximately -1%⁶⁾
- 1) Excluding any impact from acquisitions and divestments completed subsequent to 15 February 2019 as well as currency translation effects.
- 2) From 2019, the operating margin include restructuring costs (previously reported in Other income and expenses, net). The operating margin for 2018 of 5.0% has been restated accordingly.
- 3) Definition: Cash flow from operations + cash flow from investments cash flow from acquisitions/divestments, net additions/disposals from leased assets
- 4) In constant currency relative to 10 December 2018 when the medium-term target was originally set.
- 5) The forecasted average exchange rates for the financial year 2019 are calculated using the realised average exchange rates for the first seven months of 2019 and the average forward exchange rates (as of 1 August 2019) for the remaining five months of 2019.
- 6) Includes divestments and acquisitions completed by 31 July 2019 (including in 2018)



Accounting impact related to IFRS 16 'Leases' (implemented in 2019)

Income statement		Balance sheet	
Other cost	Decrease of c. DKK 0.9 bn	Total Assets	Increase of c. DKK 3.5 bn
EBITDA	Increase of c. DKK 0.9 bn	Total Equity and Liabilities	Increase of c. DKK 3.5 bn
Depreciations	Increase of c. DKK 0.9 bn		
Operating profit before other items	Broadly neutral	Cash flow statement	
		Cash Flow from operating activities	Increase of c. DKK 1 bn
Finance cost, net	Slight increase		
Net profit	Slightly reduced	Cash Flow from financing activities ²⁾	Decrease of c. DKK 1 bn

Net debt and Leverage		Free cash flow	
Net debt	Increase of c. DKK 3.5 bn	Cash Flow from operating activities	Increase of c. DKK 1 bn
EBITDA	Increase of c. DKK 0.9 bn	Additions/disposals from leased assets ³⁾	c. DKK -1 bn
Leverage ¹⁾	Increase of c. 0.3x	Free Cash Flow ⁴⁾	Broadly neutral

1) Leverage target adjusted from previously 2.5x to now 2.8x to reflect the accounting impact from IFRS 16 'Leases'

2) "Repayments of lease liabilities" will be added as a separate line under Cash Flow from financing activities

3) Subject to the ongoing decision to lease (Additions/disposals to leased assets) or buy (Capex)

4) Definition post IFRS16 implementation: Cash flow from operations + cash flow from investments – cash flow from acquisitions/divestments, net – additions/disposals from leased assets

