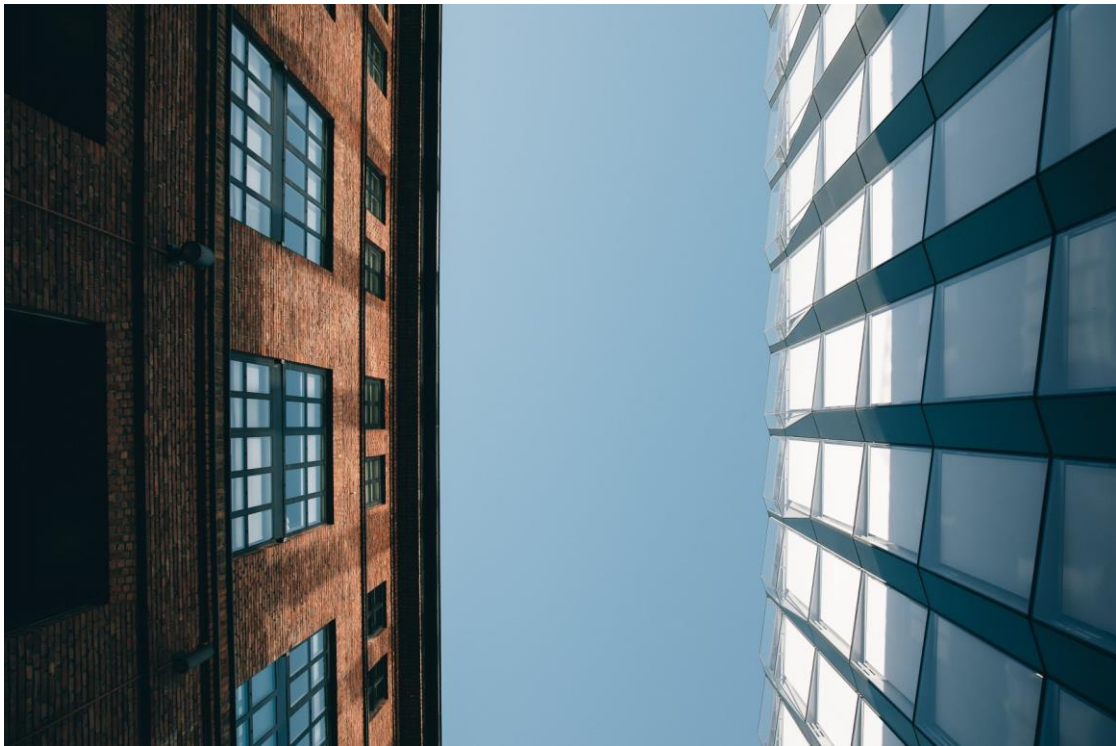


# Interim report

## Second quarter and first half 2022



Aker Brygge, Oslo

30 JUNE 2022

## Highlights

---

### Highlights in the second quarter of 2022

- **Net profit** was NOK 510.6 million.
  - **Earnings per share (EPS)** was NOK 0.79.
  - **EPRA NRV** was NOK 26.24 per share.
- **The rental income** of NOK 255.5 million showed a growth of NOK 26.9 million (11.8 per cent) compared with last year.
  - **New leases** with a total annual rental income of NOK 91 million were signed or extended. Expired leases totalled NOK 4 million, resulting in a substantial amount for net new leases of NOK 87 million.
  - **Annual rental income (run rate)** from the property portfolio has increased by NOK 16 million as a result of new and improved leases, and it was NOK 1,063 million at the end of the quarter.
- **Positive fair-value adjustments** for both investment properties and financial derivatives.
  - **The fair-value adjustment of investment properties** was positive at NOK 347.2 million (1.3 per cent), mainly related to a substantial reduction in vacancy at Fornebu. A new large and long-term lease at fair market rent levels with a public tenant at the company's properties at Fornebu led to an increase in the valuations from the independent appraisers.
  - **The fair-value adjustment for financial derivatives excluding bilateral bonds** was positive by NOK 56.1 million. Long-term market interest rates increased during the second quarter.
- **The joint venture residential company Nordr** increased its number of residential units under construction with 174 units this quarter and has 1,912 residential units under construction.
  - The construction started for a total of 493 units while a total of 312 residential units were delivered in the second quarter. A total of 1,071 units are expected to be delivered over the next five quarters.
  - The book value of the share in Nordr was NOK 1,136.2 million and the estimated fair value was NOK 2,260 million.
  - Norwegian Property's share of profit from Nordr in the second quarter was NOK 50.6 million.
- **Several refinancing activities were completed in the second quarter.**
  - Three new bilateral revolving credit facilities have been established and replaces facilities due in 2022. A term loan was also prolonged during the quarter.
  - The available unused credit facilities after the refinancing activities amount to NOK 2.1 billion.

## Key financial figures and APMs

The financial information for Norwegian Property is prepared in accordance with IFRS. The company also reports on supplementary financial alternative performance measures (APMs). The table below shows a summary of the key IFRS figures from the group accounts as well as alternative performance measures (APMs).

Profit and loss		2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Revenues <sup>1</sup>	NOK mill.	255.5	228.6	498.0	454.3	919.6
Operating profit before administrative expenses <sup>2</sup>	NOK mill.	226.9	198.8	436.2	393.2	795.1
Operating profit before value adjustments <sup>1</sup>	NOK mill.	263.7	231.9	467.8	422.4	810.8
Profit before income tax and value adjustments <sup>2</sup>	NOK mill.	175.5	150.6	294.3	259.4	479.7
Change in fair value of investment property and rental guarantee <sup>1</sup>	NOK mill.	347.2	65.8	906.7	276.2	1,365.0
Profit before income tax <sup>1</sup>	NOK mill.	578.8	207.5	1,380.2	623.0	1,994.9
Profit after income tax <sup>1</sup>	NOK mill.	510.6	175.8	1,146.8	510.4	1,573.1
Balance sheet		2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Market value of property portfolio <sup>2</sup>	NOK mill.	26,210.1	23,987.4	26,210.1	23,987.4	25,143.0
Market value of joint ventures <sup>2</sup>	NOK mill.	2,260.0	2,122.8	2,260.0	2,122.8	2,342.8
Gross interest-bearing debt <sup>2</sup>	NOK mill.	12,053.6	11,748.4	12,053.6	11,748.4	12,004.8
Net interest-bearing debt <sup>2</sup>	NOK mill.	11,847.9	11,507.9	11,847.9	11,507.9	11,594.7
Net LTV <sup>2</sup>	Per cent	41.6	44.1	41.6	44.1	0.5
Total equity <sup>1</sup>	NOK mill.	13,625.4	11,924.6	13,625.4	11,924.6	12,836.6
Equity ratio <sup>2</sup>	Per cent	48.9	47.0	48.9	47.0	47.9
Pre-tax return on equity <sup>2</sup>	Per cent	17.5	7.1	41.7	10.6	16.4
Cash flow		2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Net cash flow from operating activities <sup>1</sup>	NOK mill.	86.2	16.7	232.2	195.1	447.1
Cash and cash equivalents <sup>1</sup>	NOK mill.	99.0	132.6	99.0	132.6	313.5
Key figures; per share		2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Number of shares outstanding, end of the period	Mill. shares	643.6	643.6	643.6	643.6	643.6
Average number of shares in the period	Mill. shares	643.6	643.6	643.6	643.6	643.6
Profit before income tax <sup>3</sup>	NOK	0.90	0.32	2.14	0.97	3.10
Earnings per share (EPS) <sup>3</sup>	NOK	0.79	0.27	1.78	0.79	2.44
Net cash flow from operating activities <sup>3</sup>	NOK	0.13	0.03	0.36	0.30	0.69
Interest-bearing debt <sup>3</sup>	NOK	18.73	18.25	18.73	18.25	18.65
NAV, book value <sup>3</sup>	NOK	21.17	18.53	21.17	18.53	19.95
EPRA performance measures		2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
EPRA Earnings						
EPRA earnings, per share <sup>4</sup>	NOK	0.13	0.13	0.26	0.25	0.48
EPRA NAV metrics						
Net Reinstatement Value (NRV), per share <sup>4</sup>	NOK	26.24	23.08	26.24	23.08	25.17
Net Tangible Assets (NTA), per share <sup>4</sup>	NOK	25.88	22.78	25.88	22.78	24.84
Net Disposal Value (NDV), per share <sup>4</sup>	NOK	22.89	20.16	22.89	20.16	21.87
EPRA net initial yield						
EPRA Net Initial Yield (NIY) <sup>4</sup>	Per cent	3.72	3.83	3.72	3.83	3.89
EPRA "Topped-up" NIY <sup>4</sup>	Per cent	3.82	3.87	3.82	3.87	3.95
EPRA vacancy rate						
EPRA vacancy rate <sup>4</sup>	Per cent	4.82	6.45	4.82	6.45	5.56
EPRA cost ratio						
EPRA cost ratio, including direct vacancy cost <sup>4</sup>	Per cent	16.73	19.45	18.26	19.38	20.13
EPRA cost ratio, excluding direct vacancy cost <sup>4</sup>	Per cent	15.09	16.79	16.44	16.78	17.89

<sup>1</sup> IFRS figures: The IFRS figures which appear in the group accounts.

<sup>2</sup> APMs: APMs which do not derive directly from the IFRS group accounts and explained in the overview of definitions at the end of this report.

<sup>3</sup> IFRS figures and APMs per share: When calculating the APMs and IFRS measures per share, the figures related to the profit and cash flow have been divided by the average number of shares for the period, and those related to the balance sheet have been divided by the number of shares at the end of the period. The number of shares excludes treasury shares.

<sup>4</sup> EPRA APMs: The calculation of the EPRA APMs is specified in the separate EPRA performance measures section of this report.

## Financial developments

### Results

#### Operating revenue

The rental income from commercial properties amounted to NOK 255.5 million in the second quarter (NOK 228.6 million<sup>1</sup>). Adjusted for new and divested properties (like-for-like revenue), this represented an increase of NOK 26.6 million from the same period of 2021. Rental income for the first half of 2022 totalled NOK 498 million (NOK 454.3 million), representing a like-for-like increase of NOK 42.6 million.

Retail and restaurant turnover at Aker Brygge in Oslo was up by 62 per cent for the second quarter from the same period of 2021, and up by 3 per cent from the pre-COVID-19 second quarter of 2019.

The change compared with last year in retail and restaurant turnover for Vinslottet at Hasle shows a similar increase of 28 per cent for the second quarter.

#### Operating costs

Property-related operational expenses totalled NOK 17.1 million (NOK 14.9 million) for the second quarter and NOK 33.1 million in the first half (NOK 31.2 million). Other property-related expenses came to NOK 11.5 million (NOK 14.8 million) for the quarter and NOK 28.6 million for the first half (NOK 29.9 million). Administrative expenses amounted to NOK 13.6 million (NOK 14.2 million) for the quarter and NOK 27.9 million in the first half (NOK 26.2 million).

#### Share of profit and loss from joint ventures

The table below presents a summary of Norwegian Property's share of profit and loss from joint ventures.

Amounts in NOK million	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Nordr	50.6	47.2	60.2	55.6	75.5
Forusbeen 35	(0.2)	0.1	(0.7)	(0.2)	(0.6)
Total share of profit	50.4	47.3	59.5	55.4	74.9

#### Nordr

Norwegian Property's share of the net profit relating to Nordr was NOK 50.6 million for the second quarter (NOK 47.2 million) and NOK 60.2 million for the first half year (NOK 55.6 million). Norwegian Property's share of net assets in the balance sheet as at 30 June was NOK 1,136.1 million. In accordance with the IFRS, income recognition from the sale of residential units is based on the completed contract method.

During the second quarter, sales agreements were entered into regarding 227 residential units. The construction started on 493 units. A total of 312 units were delivered, with 195 in Sweden and 117 in Norway, and Nordr has 1,192 units under construction as at 30 June.

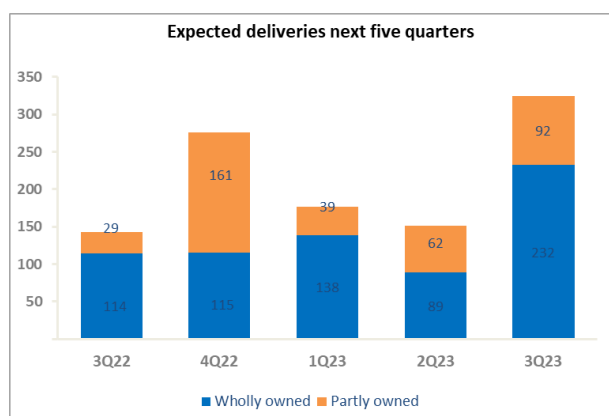
As at 30 June, Nordr had a land bank of approximately 14,500 units in Norway and Sweden. The land bank is mainly located in the largest Norwegian and Swedish cities, with an emphasis on eastern Norway and the extended Stockholm capital region in Sweden.

The table below presents the quarterly development of the project portfolio for Nordr over the past five quarters.

Project portfolio Nordr	2Q-21	3Q-21	4Q-21	1Q-22	2Q-22
Units sold	198	228	229	237	227
Construction starts	196	173	340	27	493
Units completed	284	21	134	215	319
Units delivered	249	40	140	217	312
Units under construction	1,570	1,722	1,927	1,738	1,912
Units under construction incl. tenant owned units (hyresrätter)	2,143	2,295	2,660	2,471	2,473
Sales ratio, units under construction (per cent)	88	87	88	92	83
Completed unsold units	46	27	21	19	25
Sales value, units sold in the period	1,252	1,134	1,105	1,367	981
Sales value, units under constr. (NOK mill.)	9,263	9,992	11,566	10,538	10,616

The figure below shows the expected completions during the next five quarters based on the best estimate for the timing of the projects. A total of 1,071 residential units are expected to be completed during the next five quarters in both wholly and partly owned projects in Norway and Sweden.

<sup>2</sup> The figures in brackets refer to the corresponding period of the previous year.



Independent appraisers have valued all the plots in the company's portfolio, and there was a substantial increase in the valuations compared to the valuations at the time of the acquisition. The valuation uplift increased the NAV metrics for Norwegian Property but does not affect the book value of the investment.

#### *Forusbeen 35*

A joint venture for the property at Forusbeen 35 in Stavanger has been established in cooperation with the local residential developer Base Bolig. The property has been rezoned from a commercial building to a combined residential and commercial property. Until the construction begins, the operation of the property will continue as a commercial property.

Norwegian Property's share of the net profit/loss relating to Forusbeen 35 was negative at NOK 0.2 million for the second quarter (positive at NOK 0.1 million) and NOK 0.7 million for the first half year (NOK 0.2 million).

#### **Operating profit before fair-value adjustments**

Operating profit before fair-value adjustments amounted to NOK 263.7 million (NOK 231.9 million) for the second quarter and NOK 467.8 million in the first half (NOK 422.4 million).

#### **Fair-value adjustments for investment property**

The valuation of the property portfolio yielded a positive unrealised fair-value adjustment of NOK 347.2 million in the second quarter (NOK 65.8 million). The positive fair-value adjustment is mainly related to a substantial reduction of vacancy in the company's properties at Fornebu. At Fornebu a 15-year lease has been entered into for approximately 12,000 sq.m. with a public sector tenant at fair market rent levels. The total fair-value adjustment of NOK 347.2 million represents a 1.3 per cent change from the value as at

31 March and the cost of investments for the period. The total market value of the property portfolio as at 30 June 2022 amounted to NOK 26,210.1 million. The positive unrealised fair-value adjustment for the first half of 2022 totalled NOK 906.7 million (NOK 276.2 million).

#### **Net financial items**

Net realised financial expenses amounted to NOK 88.2 million for the second quarter (NOK 81.3 million) and NOK 173.6 million in the first half (NOK 163.1 million).

Long-term market interest rates increased during the second quarter. The positive fair-value adjustment for financial derivatives excluding bilateral bonds was NOK 56.1 million (negative change of NOK 8.9 million). The positive fair-value adjustment in the first half was NOK 179.2 million (NOK 87.4 million).

#### **Profit for the period**

Pre-tax profit amounted to NOK 578.8 million for the second quarter (NOK 207.5 million) and NOK 1,380.2 million in the first half (NOK 623 million). The income tax expense in the second quarter of NOK 68.2 million relates to non-payable deferred taxes (NOK 31.7 million) and NOK 233.4 million in the first half (NOK 112.5 million). Net profit in the second quarter was thereby NOK 510.6 million (NOK 175.8 million) and NOK 1,146.8 million in the first half (NOK 510.4 million).

#### **Balance sheet**

Total assets in the balance sheet as at 30 June were NOK 27,888.3 million (NOK 25,394.7 million), with investment properties accounting for NOK 25,849.9 million (NOK 23,573.8 million) and properties used by the owner accounting for NOK 112.1 million (NOK 100.5 million). Non-current receivables amounted to NOK 248.2 million, related to the rental guarantee provided by the seller of the property at Snarøyveien 30 (NOK 313.1 million).

Investment in joint ventures was NOK 1,136.2 million (NOK 1,048.8 million), and is in its entirety related to the investment in Nordr.

Norwegian Property held NOK 99 million in cash and cash equivalents (NOK 132.6 million).

Total interest-bearing liabilities in the balance sheet came to NOK 12,053.6 million (NOK 11,748.4 million), with non-current interest-bearing liabilities totalling NOK 9,580.5 million (NOK 10,721 million) and current

interest-bearing liabilities amounting to NOK 2,473.1 million (NOK 1,027.5 million).

Financial derivatives accounted for a net asset of NOK 152.4 million (net liability of NOK 89.7 million), with NOK 175.5 million classified as assets (NOK 11 million) and NOK 23.2 million as liabilities (NOK 100.7 million).

Equity totalled NOK 13,625.4 million (NOK 11,924.6 million), representing an equity ratio of 48.9 per cent (47 per cent). The book value of equity per share was NOK 21.17 (NOK 18.53). Outstanding shares totalled 649,825,596 (649,825,596). Treasury shares totalled 6,250,000, and 643,575,596 shares were held by the external shareholder.

## Dividend

The board has resolved to pay a dividend of NOK 0.125 per share for the second quarter of 2022.

## Cash flow

Net operational cash flow was NOK 86.2 million for the second quarter (NOK 16.7 million) and NOK 232.1 million in the first half (195.1 million). Cash earnings in the second quarter amounted to NOK 125.4 million. The change in other short-term items amounted to a negative amount of NOK 39.1 million.

Investments in fixed assets amounted to NOK 48 million for the second quarter (NOK 192 million), related to the adjustments for lessees associated with new and renegotiated leases and ongoing operational investments. Investments totalled NOK 142.1 million in the first half (NOK 248.2 million).

Net cash flow from financing activities was negative at NOK 80.8 million for the second quarter (positive at NOK 85.3 million), following a reduction of NOK 0.4 million in interest-bearing debt and a dividend of NOK 80.4 million. For the first half, net cash flow from financing activities was negative at NOK 304.8 million (NOK 480.1 million).

Cash and cash equivalents showed a reduction of NOK 42.6 million for the second quarter (NOK 90.1 million) and a reduction of NOK 214.6 million in the first half (NOK 533.2 million).

## Financing

### Key figures

The table below presents the key figures related to interest-bearing debt and hedges as at 30 June.

Interest bearing debt and hedging		30.06.22	30.06.21	31.12.21
Interest-bearing debt	NOK mill.	12,053.6	11,748.4	12,004.8
Cash and cash equivalents	NOK mill.	99.0	132.6	313.5
Interest-bearing receivables <sup>1</sup>	NOK mill.	106.7	107.9	96.6
Interest-hedging ratio	Per cent	70.9	75.6	71.2
Unutilised credit facilities	NOK mill.	2,066.3	1,400.0	1,800.0
Remaining time to maturity for interest hedge agreements	Years	6.1	6.5	6.3
Average interest rate	Per cent	2.96	2.77	2.81
Average interest margin	Per cent	1.36	1.37	1.33
Remaining time to maturity for interest-bearing debt	Years	4.0	4.7	4.4
Market value of the property portfolio	NOK mill.	26,210.1	23,987.4	25,143.0
Market value of investment in joint ventures <sup>2</sup>	NOK mill.	2,260.0	2,122.8	2,342.8
Gross debt to asset ratio (gross LTV)	Per cent	42.3	45.0	43.7
Net debt to asset ratio (net LTV) <sup>3</sup>	Per cent	41.6	44.1	42.2

<sup>1</sup> Interest-bearing receivables are related to seller credits and loans in relation to properties sold and joint ventures.

<sup>2</sup> Applies to the book value of the investment in Nordr (joint venture), adjusted for the EPRA-revaluation of the investment.

<sup>3</sup> Interest-bearing debt less the liquid assets and interest-bearing receivables in relation to the market value of the property portfolio and the real value of the shares in Nordr.

### Interest-bearing liabilities

Interest-bearing liabilities totalled NOK 12,053.6 million as at 30 June (NOK 11,748.4 million). In addition, the company had undrawn credit and overdraft facilities of NOK 2,066.3 million (NOK 1,400 million).

Norwegian Property entered into three new bilateral credit facilities during the second quarter:

- SEB: NOK 615 million for 3 years
- Swedbank: NOK 595.3 million for 3 years
- DNB: NOK 680 million with annual renewal

In addition a Term Loan in SEB of NOK 530 million was prolonged with 1 year.

The NOK 374 million bond loan (NPRO 13), which matured in June, was refinanced with a withdrawal on a RCF in DNB and SEB.

The total amounts maturing in the second half of 2022 are bonds amounting to NOK 1,515 million. In addition NOK 600 million under a RCF is up for renewal. NOK 374 million is drawn under this facility as of 30 June 2022.

### Interest hedges

The table below presents the maturity structure of interest-rate hedges for the company's interest-bearing debt as at 30 June 2022.

Maturity profile of interest hedges	Amount (NOK mill.)	Interest <sup>1</sup> (per cent)	Share of total liabilities (per cent)
< 1 year	3,907	3.2	32
1 > 2 year	850	1.5	7
2 > 3 year	755	2.0	6
3 > 4 year	1,000	1.4	8
4 > 5 year	200	2.2	2
> 5 year	5,342	1.3	44
<b>Total</b>	<b>12,054</b>	<b>2.0</b>	<b>100</b>

<sup>1</sup> Average base interest rate for the matured amount.

## Market and operations

### Commercial property market

Norwegian Property estimates the office vacancy rates in Oslo at 5.9 per cent overall, 4.5 per cent in the city centre and 7.7 per cent in Nydalen. Moderate vacancy rates in the past few years have contributed to positive trends for rents. Office vacancy at Fornebu is 15.4 per cent. The level of activity in the transaction market has been high for several years, with many properties changing hands in various segments at strong yield levels. The prime yield for the Oslo CBD is considered below 3.25 per cent.

Loan margins in the bond market have spread out in the second quarter, and bond investors seem to be reluctant to take on new risk.

The 10-year swap interest rate went from 2.8 per cent at the beginning of the quarter to 3.2 per cent at the end of the quarter. The central banks have hiked interest rates, both in European countries and in the US. Energy costs are still very high, and together with the shortage on goods and materials as a result of the war in Ukraine and the aftermath of the COVID-19 pandemic, the fear of inflation continues.

### The property portfolio

#### Key figures

Norwegian Property owned 29 investment properties as at 30 June 2022. These are primarily located in the central areas of the Oslo region. The company's properties mainly comprise office premises as well as retail and restaurant space along with the associated warehousing and parking for the office areas.

Total ongoing annual rental income (run rate) from the company's whole property portfolio was NOK 1.063 billion as at 1 July 2022. That represented an increase of NOK 16 million since 1 April 2022. NOK 63 million of the run rate is related to the rental guarantee provided by the seller of the property at Snarøyveien 30. The overall financial vacancy in the property portfolio totalled 4.9 per cent, which is primarily related to the properties Sandakerveien 138-140 and Snarøyveien 36. The weighted average remaining duration of the leases was 5.3 years, and the average rent adjustment factor for the consumer price index was 99.9 per cent for the total portfolio.

The key figures above do not include space under construction as at 30 June 2022. Ongoing projects at the end of the quarter are specified in the table below.

Area	Property	Tenant	Area (sqm)	Compl. date
Aker Brygge	Tingvalla	GG Drift	300	Q3-22
Nydalen	Gjerdrums vei 8	Wamalino	780	Q3-22
Fornebu	Snarøyveien 36	Public sector tenant	11,881	Q1-24

#### New leases

New leases with a total annual rental income of NOK 33.8 million were awarded in the second quarter, while existing leases totalling NOK 57.2 million were extended. Expired leases totalled NOK 4.2 million. Therefore, the net increase in annual rents from leases during the second quarter was NOK 86.8 million.

#### Valuation of the property portfolio

Two independent appraisers have valued all the properties in the company's portfolio based on the same methods and principles applied in the previous periods. The accounting valuation as at 30 June 2022 is based on an average of the two valuations.

As at 30 June, the company's portfolio of investment properties was valued at NOK 26,210.1 million (NOK 23,987.4 million). The rent guarantee receivables and properties used by the owner were carried separately in the balance sheet at NOK 248.2 million and NOK 112.1 million, respectively, and recognised at fair value. Fair-value adjustments recognised in the profit and loss for the investment properties were positive at NOK 347.2 million for the second quarter. This represents a 1.3 per cent change from the value as at 31 March and the cost of investments for the period.

#### Shareholder information

As of 30 June 2022, the company has a share capital of NOK 324,912,798 divided into 649,825,596 shares, each with a par value of NOK 0.5. The company owns 6,250,000 treasury shares. Gevevan Trading Co. Ltd. owns the remaining 643,575,596 shares in the company.

#### The environment and corporate social responsibility (CSR)

Norwegian Property has invited the public to Fornebu Summer Play in the outdoor areas next to Snarøyveien 30 and 36. Every Thursday to Sunday at 12-17 there are



activities, playground for kids and various food trucks serving food and drinks.

## Risk and risk management

Norwegian Property assesses risk on an ongoing basis as part of the daily operations. A comprehensive annual review of the risks associated with the group is carried out in collaboration with all relevant levels of the organisation. Each risk factor is described and presented with possible negative outcomes. The analysis of risk factors includes the following main groups of risks.

- Financial risks - such as the fair-value changes of investment properties, interest-rate risk and access to external capital.
- Credit risk - such as the risk of losses on claims.
- Liquidity risk - such as the risk associated with the refinancing of debt, access to external capital and the risk of delayed rent payments.
- Market risk - such as changes in market rents, vacancy in the property portfolio, reduction in turnover based rents and the risk related to inflation.
- Project risk - such as the uncertainty related to office vacancy, cost overruns, delays, accidents, demolition and recycling.
- Social and governance risk - such as the risk related to human rights, decent working conditions, equality and non-discrimination among employees, non-discrimination of people with disabilities in properties and outdoor areas and corruption.
- Physical climate risk - such as increased precipitation and higher sea levels.  
Climate transition risk - such as the demand for

environment-friendly premises, environmental requirements from investors/banks, insurance, technological risk, reputational risk and increased CO<sub>2</sub> taxes.

- Risk associated with ongoing crises and events - such as the effects of the COVID-19 pandemic and the war in Ukraine.

The latest description and analysis of risk and risk management is included on pages 104-118 in the 2021 annual report. Risk and risk management is also explained in the directors' report and the sustainability report, where both are a part of the 2021 annual report.

## Outlook

Norwegian Property manages modern and flexible properties located in attractive clusters near public transport hubs. The company has delivered strong and stable results from its operations and from fair value changes for its properties over a long period.

The company has three clusters for commercial properties - Oslo CBD, Nydalen and Fornebu - in addition to the investment in the residential developer Nordr.

Norwegian Property has a strategy for growth in its core commercial property business as well as an ambition to consider opportunities in other property segments. Norwegian Property will continue its efforts to expand and develop its business through additional acquisitions and by pursuing several interesting long-term development opportunities in the existing property portfolio.

## Declaration by the board of directors and the CEO

---

The board and the CEO have today considered and approved the directors' report for the first half of 2022 and the consolidated half-year financial statements for Norwegian Property ASA as at 30 June 2022. The consolidated financial statements for the first half have been prepared in accordance with IAS 34 Interim reporting as approved by the EU and additional Norwegian reporting requirements pursuant to the Norwegian Securities Trading Act.

To the best of the board's and the CEO's knowledge, the interim financial statements for the first half of 2022 have been prepared in accordance with the applicable accounting standards, and the information in the financial statements provides a true and fair picture of the overall assets, liabilities, financial position and financial results of the group as at 30 June 2022.

To the best of the board's and the CEO's knowledge, the directors' half-year report provides a true and fair overview of important events in the accounting period and their influence on the financial statements for the first half. To the best of the board's and the CEO's knowledge, the description of the most important risk factors and uncertainties facing the business in the next accounting period and of significant transactions with related parties also provides a true and fair overview.

Oslo, 7 July 2022

The board of directors and the CEO of Norwegian Property ASA

Bjørn Henningsen  
(Chair)

Kathrine Astrup Fredriksen  
(Director)

Cecilie Astrup Fredriksen  
(Director)

Lars Erich Nilsen  
(Director)

Lars Buin  
(Director)

Bent Oustad  
(CEO)

## Interim accounts

### Consolidated condensed income statement and statement of comprehensive income

Amounts in NOK million	Note	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Rental income	3	255.5	228.6	498.0	454.3	919.6
Revenues		255.5	228.6	498.0	454.3	919.6
Property-related operational expenses		(17.1)	(14.9)	(33.1)	(31.2)	(64.3)
Other property-related expenses		(11.5)	(14.8)	(28.6)	(29.9)	(60.1)
Total property-related expenses		(28.6)	(29.8)	(61.8)	(61.1)	(124.4)
Administrative expenses		(13.6)	(14.2)	(27.9)	(26.2)	(59.2)
Total operating expenses		(42.2)	(43.9)	(89.7)	(87.3)	(183.7)
Share of profit in joint ventures	6	50.4	47.3	59.5	55.4	74.9
Operating profit before fair-value adjustments		263.7	231.9	467.8	422.4	810.8
Change in market value of investment property and rental guarantee	4	347.2	65.8	906.7	276.2	1,365.0
Operating profit		610.9	297.8	1,374.6	698.6	2,175.8
Financial income	10	4.2	3.4	8.5	6.9	15.0
Financial cost	10	(92.5)	(84.7)	(182.1)	(170.0)	(346.0)
Realised net financial items		(88.2)	(81.3)	(173.6)	(163.1)	(331.1)
Change in market value of financial derivative instruments	7, 10	56.1	(8.9)	179.2	87.4	150.2
Net financial items		(32.1)	(90.2)	5.7	(75.7)	(180.9)
Profit before income tax		578.8	207.5	1,380.2	623.0	1,994.9
Income tax	11	(68.2)	(31.7)	(233.4)	(112.5)	(421.8)
Profit for the period		510.6	175.8	1,146.8	510.4	1,573.1
Profit attributable to non-controlling interests		-	-	-	-	-
Profit attributable to shareholders of the parent company		510.6	175.8	1,146.8	510.4	1,573.1

Amounts in NOK million	Note	2Q-22	2Q-21	30.06.22	30.06.21	30.06.21
Value adjustment of owner-occupied property, net of tax	4	2.4	(3.5)	4.8	2.8	8.1
Other comprehensive income that will not be reclassified to profit or loss, net of tax		2.4	(3.5)	4.8	2.8	8.1
Currency changes on translation of foreign joint venture operations	6	8.7	(15.2)	(8.8)	(20.5)	(28.1)
Other comprehensive income that subsequently may be reclassified to profit or loss, net of tax		8.7	(15.2)	(8.8)	(20.5)	(28.1)
Total comprehensive income		521.7	157.2	1,142.8	492.7	1,553.1
Total comprehensive income attributable to shareholders of the parent company		521.7	157.2	1,142.8	492.7	1,553.1
Total comprehensive income attributable to non-controlling interests		-	-	-	-	-

## Consolidated condensed balance sheet

Amounts in NOK million	Note	30.06.2022	30.06.2021	31.12.2021
Financial derivative instruments	7	174.3	11.0	16.5
Investment property	4	25,849.9	23,573.8	24,801.3
Owner-occupied property	4	112.1	100.5	106.7
Other fixed assets	5	33.0	36.0	35.4
Investment in joint ventures	6	1,136.2	1,048.8	1,084.8
Rental guarantee receivables	4	248.2	313.1	234.9
<b>Total non-current assets</b>		<b>27,553.5</b>	<b>25,083.2</b>	<b>26,279.6</b>
Financial derivative instruments	7	1.3	-	0.8
Receivables	9	234.5	178.9	186.7
Cash and cash equivalents	9	99.0	132.6	313.5
<b>Total current assets</b>		<b>334.8</b>	<b>311.5</b>	<b>501.1</b>
<b>Total assets</b>		<b>27,888.3</b>	<b>25,394.7</b>	<b>26,780.7</b>
Share capital		321.8	321.8	321.8
Share premium		3,280.1	3,280.1	3,280.1
Other paid in equity		7,563.1	7,562.9	7,563.1
Retained earnings		2,460.5	759.9	1,671.6
<b>Total equity</b>		<b>13,625.4</b>	<b>11,924.6</b>	<b>12,836.6</b>
Deferred tax	11	1,920.6	1,381.4	1,685.8
Financial derivative instruments	7	21.3	100.6	36.2
Interest bearing liabilities	9	9,580.5	10,721.0	9,583.0
Other liabilities		2.1	3.5	2.7
<b>Total non-current liabilities</b>		<b>11,524.5</b>	<b>12,206.5</b>	<b>11,307.8</b>
Financial derivative instruments	7	1.9	0.1	7.9
Interest bearing liabilities	9	2,473.1	1,027.5	2,421.7
Other liabilities		263.4	236.1	206.5
<b>Total current liabilities</b>		<b>2,738.4</b>	<b>1,263.6</b>	<b>2,636.2</b>
<b>Total liabilities</b>		<b>14,262.9</b>	<b>13,470.1</b>	<b>13,944.1</b>
<b>Total equity and liabilities</b>		<b>27,888.3</b>	<b>25,394.7</b>	<b>26,780.7</b>

## Consolidated condensed statement of changes in equity

Amounts in NOK million		Share capital	Treasury shares <sup>1</sup>	Share premium	Other paid in equity	Retained earnings	Total equity
Total equity	31.12.20	324.9	(3.1)	3,280.7	7,562.5	395.9	11,560.9
Total comprehensive income		-	-	-	-	492.7	492.7
Employee share-option scheme costs		-	-	-	0.4	-	0.4
Share issue		-	-	(0.7)	-	-	(0.7)
Paid dividend		-	-	-	-	(128.7)	(128.7)
Total equity	30.06.21	324.9	(3.1)	3,280.1	7,562.9	759.9	11,924.6
Total comprehensive income		-	-	-	-	1,060.4	1,060.4
Employee share-option scheme costs		-	-	-	0.3	-	0.3
Settlement of share-option schemes		-	-	-	-	(3.8)	(3.8)
Paid dividend		-	-	-	-	(144.8)	(144.8)
Total equity	31.12.21	324.9	(3.1)	3,280.1	7,563.1	1,671.6	12,836.6
Total comprehensive income		-	-	-	-	1,142.8	1,142.8
Paid dividend		-	-	-	-	(354.0)	(354.0)
Total equity	30.06.22	324.9	(3.1)	3,280.1	7,563.1	2,460.5	13,625.4

<sup>1</sup> The company owns 6,250,000 treasury shares.

## Consolidated condensed statement of cash flow

Amounts in NOK million	Note	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Profit before income tax		578.8	207.5	1,380.2	623.0	1,994.9
Paid taxes		-	-	-	-	(6.3)
Depreciation of tangible assets		2.1	1.4	3.4	2.7	5.4
Interest income on guarantee receivables		(1.8)	-	(3.6)	-	-
Fair value adj. of investment property and rental guarantee	3	(347.2)	(65.8)	(906.7)	(276.2)	(1,365.0)
Fair value adjustment of financial derivative instruments	4	(56.1)	8.9	(179.2)	(87.4)	(150.2)
Profit for joint venture	6	(50.4)	(47.3)	(59.5)	(55.4)	(74.9)
Change in rental guarantee receivables	4	(4.3)	-	(9.7)	-	85.9
Change in short-term items		(34.9)	(88.1)	7.4	(11.5)	(42.7)
Net cash flow from operating activities		86.2	16.7	232.3	195.1	447.1
Payments for purchase of inv. property and other fixed assets		(48.0)	(192.0)	(142.1)	(248.2)	(385.9)
Other investment activities		-	-	-	-	(23.8)
Net cash flow from investing activities		(48.0)	(192.0)	(142.1)	(248.2)	(409.7)
Net change in interest-bearing debt	6	(0.4)	149.6	49.2	(350.8)	(115.5)
Capital increase		-	-	-	(0.7)	(0.7)
Paid dividend		(80.4)	(64.4)	(354.0)	(128.7)	(273.5)
Net cash flow from financial activities		(80.8)	85.3	(304.8)	(480.1)	(389.7)
Net change in cash and cash equivalents		(42.6)	(90.1)	(214.6)	(533.2)	(352.3)
Cash and cash equivalents at the beginning of the period		141.6	222.7	313.5	665.8	665.8
Cash and cash equivalents at the end of the period		99.0	132.6	99.0	132.6	313.5

## Notes to the condensed financial statements

### NOTE 1: General information

The Norwegian Property ASA real estate group primarily owns commercial properties in the Oslo region. Norwegian Property also owns a share (joint venture) in the residential development company Nordr. Nordr has residential units under construction and a land bank in the largest Norwegian and Swedish cities. In Stavanger, Norwegian Property has a joint venture for the development of a property with a combined residential and commercial purpose.

The holding company, Norwegian Property ASA, is a public limited company with its headquarters located at Støperigata 2, Oslo (Norway). Gevevan Trading Co. Ltd. owns all the shares in Norwegian Property ASA.

The interim report of Norwegian Property ASA was approved at a board meeting on 7 July 2022. The report has not been audited.

In accordance with the requirements of section 3, subsection 3 of the Norwegian Accounting Act, Norwegian Property presents annual statements on corporate governance and social responsibility. The latest disclosures are contained in the annual report for 2021.

### NOTE 2: Accounting policies

The financial statements include Norwegian Property ASA and subsidiaries. Sold properties are included in the accounts until the completion of the transactions. Acquired properties are included in the financial statements from the date of acquisition.

Management makes estimates and assumptions concerning the future. The accounting estimates will by definition seldom be fully in accordance with the final outcome. Estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities primarily relate to the valuation of investment property.

This interim report is prepared in accordance with IAS 34 Interim Financial Reporting. The interim financial statements are prepared in accordance with the applicable IFRS standards and interpretations. The accounting policies used in preparing the interim report are in accordance with the principles applied in preparing the annual accounts for 2021. The interim report presents condensed financial statements and does not contain all the information required for full annual financial statements. The report should, therefore, be read in conjunction with the financial statements for 2021.

No significant changes have been made to accounting policies compared with the principles used in the preparation of the financial statements for 2021. Norwegian Property has not implemented any new standards or changes of standards in the 2022 interim financial statement. There are no material new standards and interpretations not yet implemented.

### NOTE 3: Segment information

#### Commercial properties

Norwegian Property's primary business is the ownership and management of commercial properties in the Oslo region.

#### Residential properties

The company has an investment in the residential development company Nordr. In Stavanger, Norwegian Property has a joint venture for the development of a property with a combined residential and commercial purpose (Forusbeen 35).

#### Financial segment information

The segmentation of operating profit, excluding the administrative owner costs, reflects the division into commercial property and residential property segments. A similar division has also been made for all balance sheet items apart from those related to group functions, financing of the group and tax positions.

The segment information relating to income statement items in the second quarter of 2022 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Revenue	255.5	-	-	255.5
Total property-related expenses	(28.6)	-	-	(28.6)
Administrative expenses	-	-	(13.6)	(13.6)
Share of profit in joint ventures	(0.2)	50.6	-	50.4
Change in market value of investment property	347.2	-	-	347.2
Operating profit	574.0	50.6	(13.6)	611.0
Net financial items			(32.1)	(32.1)
Profit before income tax			(45.7)	578.9
Income tax			(68.2)	(68.2)
Profit for the period			(113.9)	510.6

The segment information relating to income statement items in the second quarter of 2021 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Revenue	228.6	-	-	228.6
Total property-related expenses	(29.8)	-	-	(29.8)
Administrative expenses	-	-	(14.2)	(14.2)
Share of profit in joint ventures	0.1	47.2	-	47.3
Change in market value of investment property	65.8	-	-	65.8
Operating profit	264.7	47.2	(14.2)	297.8
Net financial items			(90.2)	(90.2)
Profit before income tax			(104.4)	207.5
Income tax			(31.7)	(31.7)
Profit for the period			(136.1)	175.8

The segment information relating to income statement items for the first half of 2022 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Revenue	498.0	-	-	498.0
Total property-related expenses	(61.8)	-	-	(61.8)
Administrative expenses	-	-	(27.9)	(27.9)
Share of profit in joint ventures	(0.5)	60.0	-	59.5
Change in market value of investment property	906.7	-	-	906.7
Operating profit	1,342.4	60.0	(27.9)	1,374.5
Net financial items			5.7	5.7
Profit before income tax			(22.3)	1,380.2
Income tax			(233.4)	(233.4)
Profit for the period			(255.7)	1,146.8

The segment information relating to income statement items for the first half of 2021 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Revenue	454.3	-	-	454.3
Total property-related expenses	(61.1)	-	-	(61.1)
Administrative expenses	-	-	(26.2)	(26.2)
Share of profit in joint ventures	(0.2)	55.6	-	55.4
Change in market value of investment property	276.2	-	-	276.2
Operating profit	669.3	55.6	(26.2)	698.6
Net financial items			(75.7)	(75.7)
Profit before income tax			(101.9)	623.0
Income tax			(112.5)	(112.5)
Profit for the period			(214.4)	510.4

The segment information relating to income statement items for the full year of 2021 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Revenue	919.6	-	-	919.6
Total property-related expenses	(124.9)	0.5	-	(124.4)
Administrative expenses	-	-	(59.2)	(59.2)
Share of profit in joint ventures	(0.4)	75.3	-	74.9
Change in market value of investment property	1,365.0	-	-	1,365.0
Operating profit	2,159.2	75.8	(59.2)	2,175.8
Net financial items			(180.9)	(180.9)
Profit before income tax			(240.1)	1,994.9
Income tax			(421.8)	(421.8)
Profit for the period			(661.9)	1,573.1

The segment information related to balance sheet items as at 30 June 2022 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Investment property	25,962.0	-	-	25,962.0
Other fixed assets	30.6	-	2.4	33.0
Investment in joint ventures	-	1,136.1	-	1,136.1
Receivables	469.4	-	-	469.4
Cash and cash equivalents	-	-	99.0	99.0
Deferred tax	-	-	(1,920.6)	(1,920.6)
Financial derivative instruments	-	-	152.4	152.4
Interest bearing liabilities	-	-	(12,053.6)	(12,053.6)
Other liabilities	(92.3)	-	(159.8)	(252.1)
Total equity			(13,625.4)	(13,625.4)



The segment information related to balance sheet items as at 30 June 2021 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Investment property	23,674.3	-	-	23,674.3
Other fixed assets	34.1	-	1.9	36.0
Investment in joint ventures	-	1,048.8	-	1,048.8
Receivables	492.0	-	-	492.0
Cash and cash equivalents	-	-	132.6	132.6
Deferred tax	-	-	(1,381.4)	(1,381.4)
Financial derivative instruments	-	-	(89.7)	(89.7)
Interest bearing liabilities	-	-	(11,748.4)	(11,748.4)
Other liabilities	(102.6)	-	(137.0)	(239.6)
Total equity			(11,924.6)	(11,924.6)

The segment information related to balance sheet items as at 31 December 2021 is specified in the table below.

Amounts in NOK million	Commercial properties	Residential properties	Group	Total
Investment property	24,908.0	-	-	24,908.0
Other fixed assets	32.6	-	2.8	35.4
Investment in joint ventures	-	1,084.8	-	1,084.8
Receivables	421.6	-	-	421.6
Cash and cash equivalents	-	-	313.5	313.5
Deferred tax	-	-	(1,685.8)	(1,685.8)
Financial derivative instruments	-	-	(26.9)	(26.9)
Interest bearing liabilities	-	-	(12,004.8)	(12,004.8)
Other liabilities	(110.9)	-	(98.4)	(209.3)
Total equity			(12,836.6)	(12,836.6)

#### NOTE 4: Investment property and rental guarantees

##### Investment property and rental guarantees

Changes in the carrying amount of investment property and rental guarantees are specified in the table below.

Amounts in NOK million	Note	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Total value of investment property and rental guarantees, opening balance		25,806.4	23,726.4	25,143.0	23,450.0	23,450.0
Fair value adjustments of investment property		347.2	67.4	906.7	238.8	1,316.4
Fair value adjustments of rental guarantees	1	-	(1.6)	-	37.4	48.6
Total fair value adjustments of investment property and rental guarantees		347.2	65.8	906.7	276.2	1,365.0
Fair value adjustments of owner-occupied investment property, recognised in other comprehensive income	2	2.7	(4.8)	5.4	2.9	9.1
Interest income on rental guarantee receivables	1	1.8	2.3	3.6	4.6	7.9
Investment in properties		47.7	191.3	141.7	247.5	397.3
Payments related to the rental guarantee	1	4.3	6.3	9.7	6.3	(85.9)
Payments related to sold properties		-	-	-	-	(0.5)
Total value of investment property and rental guarantees, closing balance		26,210.1	23,987.4	26,210.1	23,987.4	25,143.0
Of which is book value of investment property		25,849.9	23,573.8	25,849.9	23,573.8	24,801.3
Of which is book value of owner-occupied inv. property	2	112.1	100.5	112.1	100.5	106.7
Of which is book value of rental guarantee receivables	1	248.2	313.1	248.2	313.1	234.9

<sup>1</sup> An estimated value related to the rental guarantee provided by the seller of the property at Snarøyveien 30 is presented as a receivable in the balance sheet. The seller guarantees an agreed level for the rent and common costs of vacant premises from the takeover in 2020 until mid-2027.

<sup>2</sup> Owner-occupied property is accounted for at fair value and revaluation is included in other comprehensive income.

Investment property and rental guarantees at fair value through profit or loss is specified in the following table broken down by the valuation method.

Amounts in NOK million	Level 1 <sup>1</sup>	Level 2 <sup>1</sup>	Level 3 <sup>1</sup>	Total
	30.06.22			
Investment property	-	-	25,849.9	25,849.9
Owner-occupied property	-	-	112.1	112.1
Rental guarantee receivables	-	-	248.2	248.2
<b>Total</b>	-	-	26,210.1	26,210.1
	30.06.21			
Investment property	-	-	23,573.8	23,573.8
Owner-occupied property	-	-	100.5	100.5
Rental guarantee receivables	-	-	313.1	313.1
<b>Total</b>	-	-	23,987.4	23,987.4
	31.12.21			
Investment property	-	-	24,801.3	24,801.3
Owner-occupied property	-	-	106.7	106.7
Rental guarantee receivables	-	-	234.9	234.9
<b>Total</b>	-	-	25,143.0	25,143.0

<sup>1</sup> Level 1: Observable market value for similar assets or liabilities, Level 2: Significant other observable inputs for similar assets, Level 3: Significant other unobservable inputs

The company's policy is to make transfers between levels at the time of the incident or circumstance which caused the transfer. No movements between the levels have occurred in 2021 and 2022.

#### NOTE 5: Other fixed assets

Other tangible fixed assets in the balance sheet are specified in the table below.

Amounts in NOK million	30.06.22	30.06.21	31.12.21
Energy production and distribution system at Aker Brygge in Oslo	28.4	29.6	29.3
Other assets	4.5	6.4	6.1
<b>Other fixed assets</b>	<b>33.0</b>	<b>36.0</b>	<b>35.4</b>

#### NOTE 6: Joint ventures

##### Nordr

Norwegian Property owns Nordr together with Fredensborg and Union Real Estate Fund III. While Norwegian Property and Fredensborg are equal partners with a share of 42.5 per cent of preference shares each Union own 15 per cent. Norwegian Property owns 42.4 per cent of all shares in the company. Nordr has flats under construction and a substantial land bank in Norway and Sweden. The land

bank is largely located in the largest Norwegian and Swedish cities, with an emphasis on eastern Norway and the extended Stockholm capital region in Sweden.

##### Forusbeen 35

The property at Forusbeen 35 in Stavanger has undergone a re-regulation from a commercial building to a property with a combined residential and commercial purpose. Norwegian Property owns the project as a joint venture together with Base Bolig.

The change in the carrying amount of investments in joint ventures are specified in the table below.

Amounts in NOK million	Nordr	Forusbeen 35	Total 30.06.22	Total 30.06.21	Total 31.12.21
Book value, opening balance	1,084.8	-	1,084.8	1,013.6	1,013.6
Share of profit for the period	60.2	(0.7)	59.5	55.4	74.9
Currency changes <sup>1</sup>	(8.8)	-	(8.8)	(20.5)	(28.1)
Acquisition of joint ventures	-	-	-	-	23.8
Reduction in receivables	-	0.7	0.7	0.2	0.6
Book value, closing balance	1,136.2	-	1,136.2	1,048.8	1,084.8

<sup>1</sup> The currency risk associated with the Nordr business in Sweden is not hedged.

Norwegian Property's share of profit in joint ventures for the second quarter is specified in the table below.

Amounts in NOK million	Nordr	Forusbeen 35	Total 2Q-22	Total 2Q-21 <sup>1</sup>
Revenue	1,011.2	0.7	1,011.9	1,195.5
Project cost from the sale of residential units	(951.4)	-	(951.4)	(984.9)
Other operating expenses	(49.7)	(1.3)	(51.0)	(88.5)
Share of profit in joint ventures	115.1	-	115.1	42.6
Operating profit	125.1	(0.5)	124.6	164.7
Net financial items	(12.1)	-	(12.1)	(26.8)
Profit before income tax	113.0	(0.5)	112.4	137.9
Income tax	6.4	0.1	6.5	(24.2)
Profit for the period	119.4	(0.4)	119.0	113.6
Share of profit for the period	50.6	(0.2)	50.4	47.3
The groups total share of profit for the period	50.6	(0.2)	50.4	47.3

<sup>1</sup> The groups share of profit for the second quarter of 2021 is related to Nordr (NOK 47.2 million) and Forusbeen 35 (NOK 0.1 million).

Norwegian Property's share of profit in joint ventures for the first half year and full year is specified in the table below.

Amounts in NOK million	Nordr	Forusbeen 35	Total 30.06.22	Total 30.06.21 <sup>1</sup>	Total 31.12.21 <sup>2</sup>
Revenue	1,703.4	0.9	1,704.3	1,714.0	3,059.9
Project cost from the sale of residential units	(1,608.4)	-	(1,608.4)	(1,362.5)	(2,669.9)
Other operating expenses	(148.7)	(2.6)	(151.4)	(222.3)	(358.5)
Share of profit in joint ventures	192.7	-	192.7	65.8	183.0
Operating profit	139.0	(1.7)	137.3	194.9	214.6
Net financial items	(22.1)	-	(22.1)	(41.0)	(11.5)
Profit before income tax	116.9	(1.7)	115.2	154.0	203.0
Income tax	25.0	0.4	25.4	(22.9)	(14.4)
Profit for the period	141.9	(1.3)	140.6	131.0	188.6
Share of profit for the period	60.2	(0.7)	59.5	55.4	74.9
The groups total share of profit for the period	60.2	(0.7)	59.5	55.4	74.9

<sup>1</sup> The groups share of profit for the first half of 2021 is related to Nordr (NOK 55.6 million) and Forusbeen 35 (negative of NOK 0.2 million).

<sup>2</sup> The groups share of profit for the full year of 2021 is related to Nordr (NOK 75.5 million) and Forusbeen 35 (negative of NOK 0.6 million).

Norwegian Property's share of equity in joint ventures is specified in the table below.

Amounts in NOK million	Nordr	Forusbeen 35	Total 30.06.22	Total 30.06.21	Total 31.12.21
Investment property	-	18.7	18.7	27.5	17.3
Other fixed assets	36.5	-	36.5	28.8	31.2
Investment in joint ventures	1,588.2	-	1,588.2	1,409.0	1,373.6
Property related inventory	8,991.2	95.2	9,086.4	8,054.2	8,782.8
Receivables	863.5	1.4	864.9	899.4	936.1
Cash and cash equivalents	405.5	0.6	406.1	1,127.9	1,006.1
Deferred tax	(348.3)	0.7	(347.6)	(150.1)	(396.4)
Interest bearing liabilities	(5,581.0)	-	(5,581.0)	(5,706.5)	(6,340.7)
Shareholder debt <sup>1</sup>	-	(118.8)	(118.8)	(104.5)	(108.4)
Other liabilities	(3,287.8)	(0.3)	(3,288.1)	(3,102.7)	(2,756.3)
Total equity	(2,667.8)	2.5	(2,665.3)	(2,483.0)	(2,545.4)
The groups share of total equity <sup>2</sup>	(1,136.2)	-	(1,136.2)	(1,048.8)	(1,084.8)

<sup>1</sup> Upon establishing the joint venture for the Forusbeen 35 property in cooperation with Base Bolig, Norwegian Property has granted a short-term interest-bearing seller credit to the joint venture corresponding to the agreed property value of NOK 86.9 million. Other debt to shareholders amounts to NOK 31.9 million.

<sup>2</sup> The NOK 1.3 million share of negative equity for Forusbeen 35 is accounted for as a reduction of receivables.

#### NOTE 7: Financial derivatives

Change in net derivatives in the balance sheet (interest-rate derivatives) is specified in the table below<sup>1</sup>.

Amounts in NOK million	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Net book value of derivatives, opening balance	96.2	(80.8)	(26.9)	(177.1)	(177.1)
Fair value adjustments of derivatives	56.1	(8.9)	179.2	87.4	150.2
Net book value of derivatives, closing balance	152.4	(89.7)	152.4	(89.7)	(26.9)
Of which classified as non-current assets	174.3	11.0	174.3	11.0	16.5
Of which classified as current assets	1.3	-	1.3	-	0.8
Of which classified as non-current liabilities	(21.3)	(100.6)	(21.3)	(100.6)	(36.2)
Of which classified as current liabilities	(1.9)	(0.1)	(1.9)	(0.1)	(7.9)

<sup>1</sup> All interest-rate derivatives are cash flow hedges, and Norwegian Property does not use hedge accounting for these derivatives.

#### NOTE 8: Financial instruments

The book value and fair value of the financial instruments are specified in the table below.

Amounts in NOK million	30.06.2022		30.06.2021		31.12.2021	
	Book value	Fair value	Book value	Fair value	Book value	Fair value
Non-current derivatives	174.3	174.3	11.0	11.0	16.5	16.5
Non-current receivables	248.2	248.2	313.1	313.1	234.9	234.9
Current derivatives	1.3	1.3	-	-	0.8	0.8
Current receivables	116.8	116.8	120.5	120.5	107.0	107.0
Cash and cash equivalents	99.0	99.0	132.6	132.6	313.5	313.5
Total financial assets	639.5	639.5	577.2	577.2	672.8	672.8
Non-current derivatives	21.3	21.3	100.6	100.6	36.2	36.2
Non-current interest-bearing liabilities	9,580.5	9,584.3	10,721.0	10,751.6	9,583.0	9,602.5
Other non-current liabilities	2.0	2.0	2.0	2.0	2.0	2.0
Current derivatives	1.9	1.9	0.1	0.1	7.9	7.9
Current interest-bearing liabilities	2,473.1	2,494.3	1,027.5	1,025.0	2,421.7	2,430.0
Other current liabilities	203.4	203.4	196.8	196.8	167.5	167.5
Total financial liabilities	12,282.2	12,307.2	12,048.0	12,076.1	12,218.5	12,246.2

The estimated fair value of financial instruments is based on market prices and valuation methods. For cash and cash equivalents, fair value is assumed to be equal to the book value.

Interest-bearing receivables and liabilities are measured at the present value of future cash flows. Account is taken of the estimated difference between the current margin and market conditions (market value higher than the book value of debt in the listing indicates a negative equity effect when the applicable borrowing margin is less favourable than current market conditions).

The fair value of financial derivatives (interest-rate and currency derivatives) is the estimated present value of future cash flows which is calculated by using quoted swap curves and exchange rates as at the balance sheet date. The technical calculations are performed by the banks.

Other receivables and other current liabilities are carried principally at fair value and subsequently measured at amortised cost. However, discounting is not usually considered to have any significant effect on these types of assets and liabilities.

Financial instruments at fair value through profit or loss are specified in the table below by the valuation method.

Amounts in NOK million	Level 1 <sup>1</sup>	Level 2 <sup>1</sup>	Level 3 <sup>1</sup>	Total
	30.06.22			
Non-current derivatives (assets)	-	174.3	248.2	422.5
Current derivatives (assets)	-	1.3	-	1.3
Non-current derivatives (liabilities)	-	(21.3)	-	(21.3)
Current derivatives (liabilities)	-	(1.9)	-	(1.9)
<b>Total</b>	-	152.4	248.2	400.6
30.06.21				
Non-current derivatives (assets)	-	11.0	313.1	324.1
Non-current derivatives (liabilities)	-	(100.6)	-	(100.6)
Current derivatives (liabilities)	-	(0.1)	-	(0.1)
<b>Total</b>	-	(89.7)	313.1	223.4
31.12.21				
Non-current derivatives (assets)	-	16.5	234.9	251.4
Current derivatives (assets)	-	0.8	-	0.8
Non-current derivatives (liabilities)	-	(36.2)	-	(36.2)
Current derivatives (liabilities)	-	(7.9)	-	(7.9)
<b>Total</b>	-	(26.9)	234.9	208.0

<sup>1</sup> Level 1: Observable market value for similar assets or liabilities, Level 2: Significant other observable inputs for similar assets, Level 3: Significant other unobservable inputs

The company's policy is to make transfers between levels at the time of the incident or circumstance which caused the transfer. No movements between the levels have occurred in 2021 and 2022.

**NOTE 9: Net interest-bearing position**

The change in the net interest-bearing position is specified in the table below.

Amounts in NOK million	Note	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Loan facilities at par value, opening balance		12,052.8	11,619.7	12,003.2	12,118.7	12,118.7
Net change of loan facilities		(0.4)	150.3	49.1	(348.7)	(115.5)
Loan facilities at par value, closing balance	1	12,052.3	11,770.0	12,052.3	11,770.0	12,003.2
Accrued financial items		1.3	(21.6)	1.3	(21.6)	1.6
Book value of interest-bearing debt		12,053.6	11,748.4	12,053.6	11,748.4	12,004.8
Of which classified as non-current liabilities		9,580.5	10,721.0	9,580.5	10,721.0	9,583.0
Of which classified as current liabilities		2,473.1	1,027.5	2,473.1	1,027.5	2,421.7
Of which are bonds		11,099.1	10,817.1	11,099.1	10,817.1	11,474.0
Of which are bank facilities		954.5	931.3	954.5	931.3	530.8
Interest-bearing debt		(12,053.6)	(11,748.4)	(12,053.6)	(11,748.4)	(12,004.8)
Interest-bearing receivable	2	106.7	107.9	106.7	107.9	96.6
Cash and cash equivalents		99.0	132.6	99.0	132.6	313.5
Net interest-bearing position		(11,847.9)	(11,507.9)	(11,847.9)	(11,508.0)	(11,594.7)

<sup>1</sup> *Unutilised credit facilities was NOK 2,066.3 million as at 30 June 2022. Unutilised credit facilities was NOK 1,400 million as at 30 June 2021 and NOK 1,800 million as at 31 December 2021.*

<sup>2</sup> *Interest-bearing receivables are related to short-term seller credit and loans to the joint venture for Forusbeen 35 of NOK 106.7 million.*

Norwegian Property is exposed to interest rate risk on floating-rate borrowings. The general policy in accordance with the applicable loan agreements is that at least 60 per cent of the company's interest-bearing debt at any time will be hedged. As at 30 June 2022, 70.9 per cent of such loans was secured (30 June 2021: 75.6 per cent). The remaining time to maturity for interest hedging agreements was 6.1 years (6.5 years).

The total average interest margin on loans was 136 basis points (137 basis points). The loan portfolio has an average interest rate of 2.96 per cent (2.77 per cent), and the remaining time to maturity for interest-bearing debt was 4 years (4.7 years).

**NOTE 10: Net financial items**

A breakdown of the net financial items in the income statement is presented below.

Amounts in NOK million	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Interest income on bank deposits and receivables	2.4	1.1	4.9	2.3	7.1
Other financial income <sup>1</sup>	1.8	2.3	3.6	4.6	7.9
Total financial income	4.2	3.4	8.5	6.9	15.0
Interest expense on borrowings	(92.5)	(84.7)	(182.1)	(170.0)	(346.0)
Total financial cost	(92.5)	(84.7)	(182.1)	(170.0)	(346.0)
Realised net financial items	(88.2)	(81.3)	(173.6)	(163.1)	(331.0)
Change in the market value of financial derivative instruments	56.1	(8.9)	179.2	87.4	150.2
Net financial items	(32.1)	(90.2)	5.7	(75.7)	(180.9)

<sup>1</sup> *Interest calculated in relation to the rental guarantee receivable for the property at Snarøyveien 30 (see note 4).*

**NOTE 11: Deferred tax and income tax**

The change in deferred tax and tax expense is presented in the table below.

Amounts in NOK million	2Q-22	2Q-21	30.06.22	30.06.21	31.12.21
Profit before income tax	578.8	207.5	1,380.2	623.0	1,994.9
Income tax calculated at 22 per cent	127.3	45.7	303.6	137.0	438.9
Differences between financial accounts and tax accounts	(59.1)	(13.9)	(70.2)	(24.5)	(17.1)
Income tax	68.2	31.7	233.4	112.5	421.8
Deferred tax, opening balance	1,851.7	1,350.6	1,685.8	1,268.0	1,268.0
Recognised through profit and loss	68.2	31.7	233.4	112.5	421.8
Payable tax through profit and loss	-	-	-	-	(6.3)
Recognised through comprehensive income	0.7	(1.0)	1.3	0.8	2.3
Deferred tax, closing balance	1,920.6	1,381.3	1,920.6	1,381.3	1,685.8

**NOTE 12: Related-party disclosures**

A management fee of NOK 0.8 million has been expensed in 2022 from a company related to the shareholder Geveran Trading Co. Ltd.

No other agreements or significant transactions with related parties have been carried out in 2022.

Intercompany balances and transactions with subsidiaries (which are related parties of Norwegian Property ASA) are eliminated in the consolidated financial statements and are not covered by the information given in this note. Financial matters

related to directors and senior management are described in the annual financial statements (see note 21 and 22 to the financial statements for 2021).

**NOTE 13: Events after the balance sheet date**

In accordance with the mandate from the annual general meeting in 2022 the board decided on 7 July 2022 that a dividend of NOK 0.125 per share will be paid for the second quarter of 2022.

No other significant events have occurred after the balance sheet date as at 30 June 2022.

## EPRA Performance Measures

EPRA (European Public Real Estate Association) is an association for the publicly traded European real estate sector. EPRA was founded in 1999 as a not-for-profit association. It has several hundred members, covering the whole spectrum of the listed real estate industry (companies, investors and their suppliers). EPRA's mission is to promote, develop and represent the European public real estate sector through the provision of better information to investors and stakeholders, active involvement in the public and political debate, promotion of best practices as well as the cohesion and strengthening of the industry. For further information, see [www.epra.com](http://www.epra.com).

EPRA has issued Best Practices Recommendations Guidelines on areas of reporting that are the most relevant to investors and where more consistent reporting across Europe would bring the greatest benefits in the overall transparency of the sector.

Norwegian Property report on the following EPRA Performance Measures. By the end of 2022, Norwegian Property will also report on the new Loan-To-Value (LTV) metric introduced by EPRA in March 2022.

### EPRA Earnings

EPRA Earnings is a key measure of the underlying operating performance of the property portfolio and an indication of the extent to which current dividend payments are supported by earnings. EPRA Earnings is calculated based on the IFRS Earnings for the commercial property portfolio adjusted for changes in the market value of investment properties, changes in the market value of financial derivative instruments and the related tax effects.

EPRA earnings		2Q-22	30/06/2021	2Q-21	30/06/2021	31/12/2021
IFRS earnings	NOK mill.	510.6	1,146.8	175.8	510.4	1,573.1
Adjustments to calculate EPRA Earnings:						
Change in market value of inv. property and rental guarantee	NOK mill.	(347.2)	(906.7)	(65.8)	(276.2)	(1,365.0)
Change in market value of financial derivative instruments	NOK mill.	(56.1)	(179.2)	8.9	(87.4)	(150.2)
Share of profit from JVs <sup>1</sup>	NOK mill.	(50.6)	(60.2)	(47.2)	(55.6)	(75.5)
Income tax	NOK mill.	28.4	169.0	9.3	67.9	326.7
EPRA earnings	NOK mill.	85.0	169.7	81.1	159.2	309.1
Average outstanding shares (million)	Mill. shares	643.6	643.6	643.6	643.6	643.6
EPRA Earnings per share	NOK	0.13	0.26	0.13	0.25	0.48

<sup>1</sup> Earnings from the Nordr joint venture (JV) are adjusted for as it is related to the development of residential properties for sale, and they are not relevant for the measurement of the performance of the commercial property portfolio.

### EPRA NAV Metrics

The EPRA NAV set of metrics make adjustments to the NAV per the IFRS financial statements to provide stakeholders with the most relevant information on the fair value of the assets and liabilities of a real estate investment company, under different scenarios.

#### EPRA Net Reinstatement Value (NRV)

The EPRA NRV metric assumes that entities never sell assets and it aims to represent the value required to rebuild the entity.

Investments in JVs are revalued based on an estimated fair value of such investments. The fair value on financial derivatives and deferred taxes on investment properties are excluded. Property transfer taxes do not normally apply to Norwegian transactions, and therefore such taxes are not included in the NRV calculation. The fair value of financial instruments, which are used for hedging purposes where the company has the intention of keeping the hedge position until the end of the contractual duration, is excluded. Under normal circumstances, the financial derivatives that companies use to provide an economic hedge are held until maturity and so any fair value movements will not crystallise.



EPRA Net Reinstatement Value (NRV)		30/06/2022	30/06/2021	31/12/2021
IFRS equity	NOK mill.	13,625.4	11,924.6	12,836.6
Revaluation of investments made in JVs	NOK mill.	1,123.8	1,074.0	1,258.0
Net Asset Value (NAV) at fair value	NOK mill.	14,749.2	12,998.6	14,094.6
Deferred tax on properties and financial instruments	NOK mill.	2,292.3	1,766.1	2,077.4
Net fair value on financial derivatives	NOK mill.	(152.3)	89.7	26.9
Net Reinstatement Value (NRV)	NOK mill.	16,889.2	14,854.4	16,198.9
Outstanding shares at period end (million)	Mill. shares	643.6	643.6	643.6
NRV per share (NOK)	NOK	26.24	23.08	25.17

### EPRA Net Tangible Assets (NTA)

The EPRA NTA metric assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.

Investments in JVs are revalued based on an estimated fair value of such investments. Norwegian Property has adopted the second option in the EPRA BPR guidelines to adjust for deferred tax, estimating the real tax assets and liabilities based on how the company has previously carried out transactions and otherwise utilised existing tax positions. The fair value of financial instruments that are used for hedging purposes are excluded.

EPRA Net Tangible Assets (NTA)		30/06/2022	30/06/2021	31/12/2021
IFRS equity	NOK mill.	13,625.4	11,924.6	12,836.6
Revaluation of investments made in JVs	NOK mill.	1,123.8	1,074.0	1,258.0
Net Asset Value (NAV) at fair value	NOK mill.	14,749.2	12,998.6	14,094.6
Reversal deferred tax liability as per balance sheet	NOK mill.	1,920.6	1,381.3	1,685.8
Adjustment for estimated fair value of deferred tax <sup>2</sup>	NOK mill.	141.3	193.1	182.1
Net fair value on financial derivatives	NOK mill.	(152.3)	89.7	26.9
Net Tangible Assets (NTA)	NOK mill.	16,658.8	14,662.7	15,989.5
Outstanding shares at period end (million)	Mill. shares	643.6	643.6	643.6
NTA per share (NOK)	NOK	25.88	22.78	24.84

<sup>2</sup> Estimated fair value of deferred taxes where the estimated fair value of the tax asset related to carry-forward losses are greater than the estimated fair value of relevant tax liabilities. The calculations assume that carry-forward losses can be utilised over the next 5 years with a discount rate of 5 per cent. The real tax liability related to the gains/losses accounts is estimated on the basis of the annually depreciation rates in the Norwegian tax legislation and a discount rate of 5 per cent. The estimated fair value of the deferred tax liability related to the temporary differences of properties as at 30 June 2022 has been calculated to 3.6 per cent based on a discount rate of 5 per cent and the assumption that properties outside Aker Brygge are realised over the next 50 years period in transactions structured as sale of companies in which the tax discount is 6 per cent.

### EPRA Net Disposal Value (NDV)

The EPRA NDV metric represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax.

Investments in JVs are revalued based on an estimated fair value of such investments. Financial liabilities are valued at the estimated fair value, net of deferred tax.

EPRA Net Disposal Value (NDV)		30/06/2022	30/06/2021	31/12/2021
IFRS equity	NOK mill.	13,625.4	11,924.6	12,836.6
Revaluation of investments made in JVs	NOK mill.	1,123.8	1,074.0	1,258.0
Net Asset Value (NAV) at fair value	NOK mill.	14,749.2	12,998.6	14,094.6
Fair value adjustment of financial liabilities, net of tax <sup>3</sup>	NOK mill.	(19.5)	(21.9)	(21.7)
Net Disposal Value (NDV)	NOK mill.	14,729.7	12,976.7	14,072.9
Outstanding shares at period end (million)	Mill. shares	643.6	643.6	643.6
NDV per share (NOK)	NOK	22.89	20.16	21.87

<sup>3</sup> The fair value adjustment related to financial liabilities is related to the valuation as shown in note 8 to the interim financial statement, where the estimated difference between the current margins and the market conditions are taken into account as well as changes in the fair value of listed bonds. Tax is taken into account with 22 per cent.

## EPRA Net Initial Yield

### EPRA Net Initial Yield (NIY) and EPRA "Topped-up" NIY

The EPRA Net Initial Yield metrics presents annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property and increased with estimated purchasers' costs. The EPRA NIY is a comparable measure for portfolio valuations.

The EPRA "Topped-up" NIY metric incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods or other unexpired lease incentives such as discounted rent periods and step rents.

EPRA Net Initial Yield		30/06/2022	30/06/2021	31/12/2021
Investment property, wholly owned	NOK mill.	26,210.1	23,987.4	25,143.0
Investment property, share of JVs	NOK mill.	9.3	13.8	8.7
Total property portfolio	NOK mill.	26,219.5	24,001.2	25,151.6
Less projects and land and developments <sup>4</sup>	NOK mill.	-	(480.0)	(589.4)
Completed management portfolio	NOK mill.	26,219.5	23,521.2	24,562.2
Allowance for estimated purchasers' cost	NOK mill.	101.5	97.5	97.5
Gross up completed management portfolio valuation	NOK mill.	26,321.0	23,618.7	24,659.7
12 months rolling rent, including share of JVs	NOK mill.	1,063.4	984.3	1,040.5
Estimated ownership cost	NOK mill.	(84.7)	(79.6)	(81.5)
Annualised net rents	NOK mill.	978.7	904.7	959.0
Rent free periods or other lease incentives	NOK mill.	27.0	8.6	15.8
Topped up net annualised net rents	NOK mill.	1,005.7	913.3	974.7
EPRA NIY (net initial yield)	Per cent	3.72	3.83	3.89
EPRA "topped-up" NIY (net initial yield)	Per cent	3.82	3.87	3.95

<sup>4</sup> Applies to the property Sandakerveien 140 (Gullhaugveien 9-13 building A-B).

## EPRA Vacancy Rate

The EPRA Vacancy Rate is calculated based on the Estimated Market Rental Value (ERV) of vacant space divided by the ERV of the whole portfolio, and it is a per cent measure of investment property space that is vacant, based on ERV.

EPRA Vacancy Rate		30/06/2022	30/06/2021	31/12/2021
Market rent vacant areas <sup>5</sup>	NOK mill.	56.5	69.0	60.4
Total market rent <sup>5</sup>	NOK mill.	1,172.3	1,070.2	1,087.0
EPRA vacancy rate	Per cent	4.82	6.45	5.56

<sup>5</sup> Assumptions based on the external valuations for the periods.

## EPRA Cost Ratio

The EPRA Cost Ratio is calculated based on the administrative and operating costs (including and excluding costs of direct vacancy) divided by gross rental income. It is a key measure to enable the meaningful measurement of the changes in a company's operating costs.

EPRA Cost Ratios		2Q-22	30/06/2021	2Q-21	30/06/2021	31/12/2021
Operating costs	NOK mill.	(42.2)	(89.7)	(43.9)	(87.3)	(183.7)
Share of joint venture expenses	NOK mill.	(0.6)	(1.3)	(0.6)	(0.9)	(1.7)
EPRA cost (including direct vacancy cost)	NOK mill.	(42.8)	(91.0)	(44.5)	(88.2)	(185.3)
Direct vacancy cost	NOK mill.	4.2	9.1	6.1	11.9	20.6
EPRA cost (excluding direct vacancy cost)	NOK mill.	(38.6)	(81.9)	(38.4)	(76.3)	(164.7)
Gross rental income less ground rent	NOK mill.	255.5	498.0	228.6	454.3	919.6
Share of joint ventures	NOK mill.	0.4	0.5	0.3	0.6	0.9
Total gross rental income less ground rent	NOK mill.	255.8	498.5	228.9	455.0	920.5
EPRA cost ratio (including direct vacancy cost)	Per cent	16.73	18.26	19.45	19.38	20.13
EPRA cost ratio (excluding direct vacancy cost)	Per cent	15.09	16.44	16.79	16.78	17.89

## Definitions

Below is an explanation of figures and notions mentioned in the interim report, which are not derived directly from the accounts.

### Definition of financial APMs

Operating profit before administrative expenses	Revenues net of property expenses.
Profit before income tax and value adjustments	Profit before tax, adjusted for fair value adjustments to investment properties and financial derivatives.
Market value of property portfolio	The market value of all the group's properties regardless of accounting classification.
Market value of joint ventures	The book value of the investment in joint ventures, adjusted for the EPRA-revaluation of such investments.
Gross interest-bearing debt	Book value totals for long-term and short-term interest-bearing debt, less the holdings of own bonds.
Net interest-bearing debt	Gross interest-bearing debt, less interest bearing receivables and cash/cash equivalents.
LTV	Debt to asset ratio (Loan-To-Value).
Gross debt to asset ratio (gross LTV)	Interest-bearing debt divided by the fair market value of the property portfolio at the balance-sheet date.
Net debt to asset ratio (net LTV)	Net interest-bearing debt divided by the fair market value of the property portfolio at the balance-sheet date.
Equity ratio	Total equity divided by total equity and liabilities.
Pre-tax return on equity	Annualised pre-tax profit in the period divided by average total equity for the period in the balance sheet.
Earnings per share (EPS)	Net earnings for the period divided by the average number of common shares during the period. Diluted earnings per share takes into account the dilution effect of share options.
NAV, book value	Net asset value, the book value of total equity in the balance sheet.

### Definition of other financial and operational measures and terms

Run rate for annual rent	Contracted annualised rental income for the property portfolio at the balance sheet date.
Weighted remaining duration of leases	Remaining contractual rent of current leases at the balance sheet date divided by the total contractual rent for the entire lease term.
Space vacancy/Office vacancy	Space vacancy is the total number of square metres available for rent divided by the total number of square metres in the market. Similarly, office vacancy is the number of office square metres available for rent divided by the total number of office square metres in the market.
Financial vacancy rate	Annualised market rent for space which generated no rental income at the balance sheet date, divided by total annualised rent for total space (contract rent for leased space and market rent for vacant space).
Gross yield	Gross yield on the balance sheet date for a property or portfolio of properties is calculated as contractual annualised rental income divided by market value.

Net yield	When calculating net yield, maintenance and property-related costs are deducted from contractual annualised rental income, which is then divided by the market value.
Prime yield	Yield for a fully leased property of best structural quality, with tenants in the best category and in the best location.
Unutilised credit facilities	The difference between the total available credit facilities, based on the current loan agreements, and the amounts at the balance sheet date which are deducted and accounted for as interest-bearing debt in the balance sheet.
Interest hedging ratio	The share of interest-bearing liabilities hedged at the balance sheet date.
Base interest rate	A weighted average of the fixed and floating average interest rates at the balance-sheet date. The fixed average interest rate is calculated as the weighted average of the fixed interest rate paid by the company in relation to outstanding interest-rate contracts and loans. The floating average interest rate is calculated as the weighted average of the Nibor rate paid on interest-bearing debt. The interest-rate base does not include accrued finance charges or margin.
Average interest rate	Weighted average interest rate on interest-bearing debt and fixed-rate interest agreements at the balance-sheet date.
Average interest margin	The weighted average of the interest margin on the outstanding interest-bearing debt at the balance-sheet date.
Remaining time to maturity for interest-bearing debt	Weighted remaining period until maturity for interest-bearing debt at the balance-sheet date.
Remaining time to maturity for interest hedge agreements	The weighted remaining period until maturity for interest hedge agreements at the balance-sheet date.
Like for like	Change in rental income from one period to another based on the same income-generating property portfolio, with rental income adjusted for purchases and sales of properties.
Independent appraisers	Akershus Eiendom and Cushman & Wakefield.
Oslo CBD	The central business district is considered the most attractive area for office space in Oslo. It is usually restricted to the districts of Aker Brygge, Tjuvholmen and Vika.

## Other information

---

### Contact information

#### Norwegian Property ASA

Støperigata 2, NO-0250 Oslo  
P.O. Box 1657 Vika, NO-0120 Oslo  
www.npro.no  
Telephone: +47 22 83 40 20

#### Investor relations

Haavard Rønning  
CFO  
Telephone: +47 40 02 00 19  
E-mail: hr@npro.no

### Further information

For further information on Norwegian Property, including presentation material relating to this interim report and financial information, please visit [www.npro.no](http://www.npro.no).

### Disclaimer

*The information included in this Report contains certain forward-looking statements that address activities, events or developments that Norwegian Property ASA ("the Company") expects, projects, believes or anticipates will or may occur in the future. These statements are based on various assumptions made by the Company which are beyond its control and are subject to certain additional risks and uncertainties. The Company is subject to a large number of risk factors including but not limited to economic and market conditions in the geographic areas and markets in which Norwegian Property is or will be operating, counterparty risk, interest rates, access to financing, fluctuations in the currency exchange rates, and changes in governmental regulations. For a further description of other relevant risk factors we refer to Norwegian Property's Annual Report for 2020. As a result of these and other risk factors, actual events and our actual results may differ materially from those indicated in or implied by such forward-looking statements. The reservation is also made that inaccuracies or mistakes may occur in the information given hereinabove about the current status of the Company or its business. Any reliance on the above-mentioned information is at the risk of the reader, and Norwegian Property disclaims any and all liability in this respect.*