



NORWEGIAN  
PROPERTY

# 2nd quarter 2014

Oslo, 11 July 2014



# Agenda

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**Highlights**

**Financial update**

**Markets and operations**

**Closing remarks**

**Q&A session**

**Olav Line**

**Svein Hov Skjelle**

**Olav Line**

**Olav Line**

# Letting and project execution key priorities

- **Revenue growth from Q1 to Q2**
  - Revenues NOK 187.8 million (Q1: NOK 181.1 million)
  - Earnings before value change NOK 43.2 (Q1: NOK 42.0 million)
- **18 new rental contracts with total annual rent of NOK 56.9 million in quarter. Key contracts:**
  - Protector – 2 900 sqm in Fondbygget
  - Oslo Universitetssykehus HF – 3 200 sqm in Gullhaug Torg 3
  - Expo Nova – 1 100 sqm in Verkstedveien 1 (Drammensveien 134 – building 1-4)
- **Record score on annual customer satisfaction survey**
  - Score for 2014 is 76, an increase from 69 in 2013
- **Project development**
  - Finnestadveien 44 completed on time and 17 % below budget
  - Unchanged forecasts and timetable for remaining projects
- **Strengthening leasing and marketing function**
  - Tore Heldrup Rasmussen new EVP Commercial
- **Agreement to sell Finnestadveien 44, Stavanger**
  - Property value NOK 733 million, NOK 42 million above previous book value



**::VERKSTEDVEIEN 1 - SKØYEN ::**  
**PREVIOUSLY DRAMMENSVEIEN 134**





# Agenda

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- Highlights
- **Financial update**
- Markets and operations
- Closing remarks
- Q&A session

Olav Line

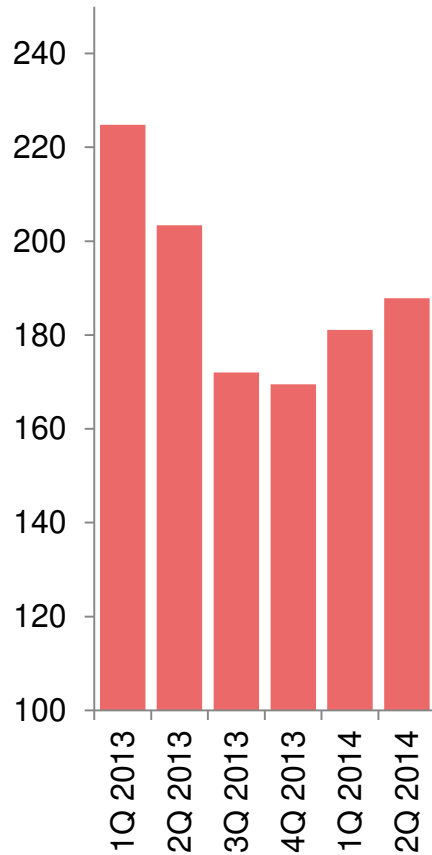
**Svein Hov Skjelle**

Olav Line

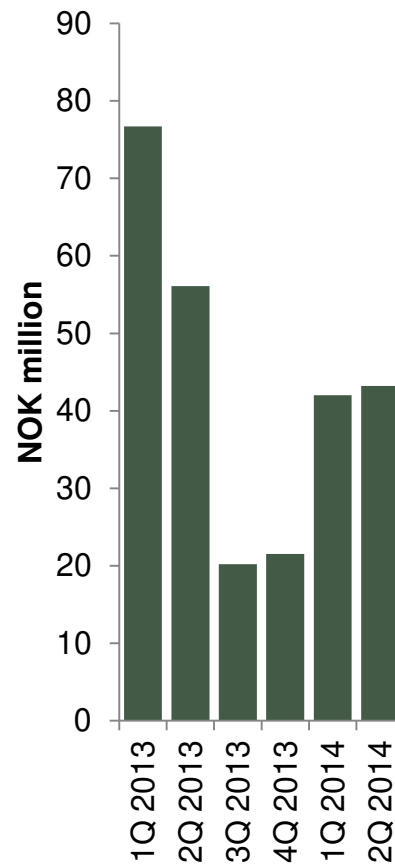
Olav Line



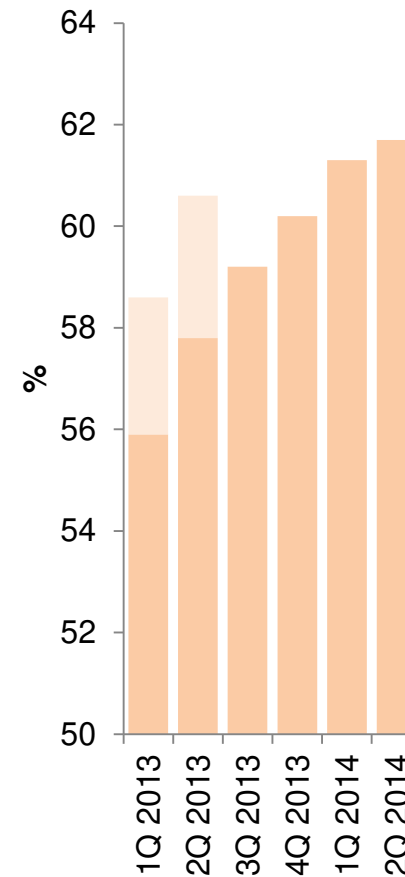
# Financial highlights



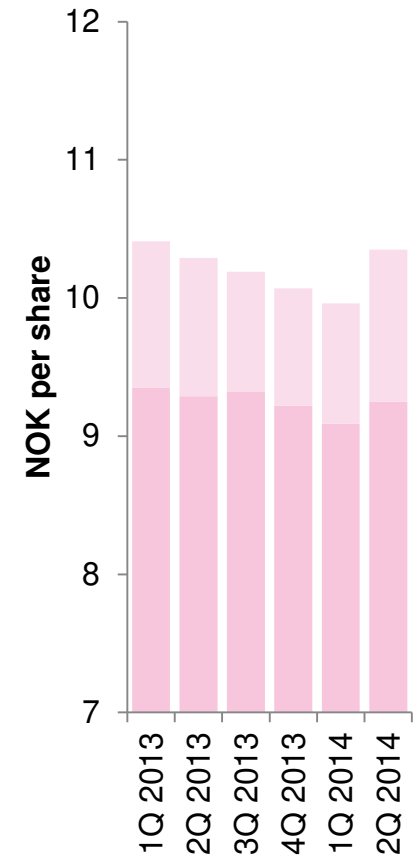
■ Quarterly rental income



■ Profit before tax and value adj. excl. one-off effects  
■ Profit before tax and value adj.



■ Net LTV



■ EPRA NAV  
■ Net asset value (NAV)



# Income statement – 2Q 2014

NOK million	2Q 2014	2Q 2013
Gross rental income	187.8	203.4
Maintenance and property related cost	-17.7	-12.4
Other property costs 1)	-12.8	-16.9
Administrative and group expenses	-15.4	-13.9
<b>Operating result before value adjustments</b>	<b>141.9</b>	<b>160.3</b>
Change in market value of investment property	180.2	1.3
Other gain/loss	-	-
<b>Operating result</b>	<b>322.1</b>	<b>161.6</b>
Net financial items excluding derivatives	-98.7	-104.2
Change in market value of financial derivatives	-114.9	57.2
<b>Net financial items including derivatives</b>	<b>-213.6</b>	<b>-47.0</b>
<b>Profit before income tax</b>	<b>108.5</b>	<b>114.6</b>
Income tax (not payable)	-25.1	-39.2
<b>Profit for the period</b>	<b>83.4</b>	<b>75.4</b>
<b>Earnings per share (NOK)</b>	<b>0.15</b>	<b>0.14</b>
<b>Profit before tax and value adjustments</b>	<b>43.2</b>	<b>56.1</b>

1) Other property costs include marketing expenses and common cost related to vacant space (Q2: NOK 13.0 million)

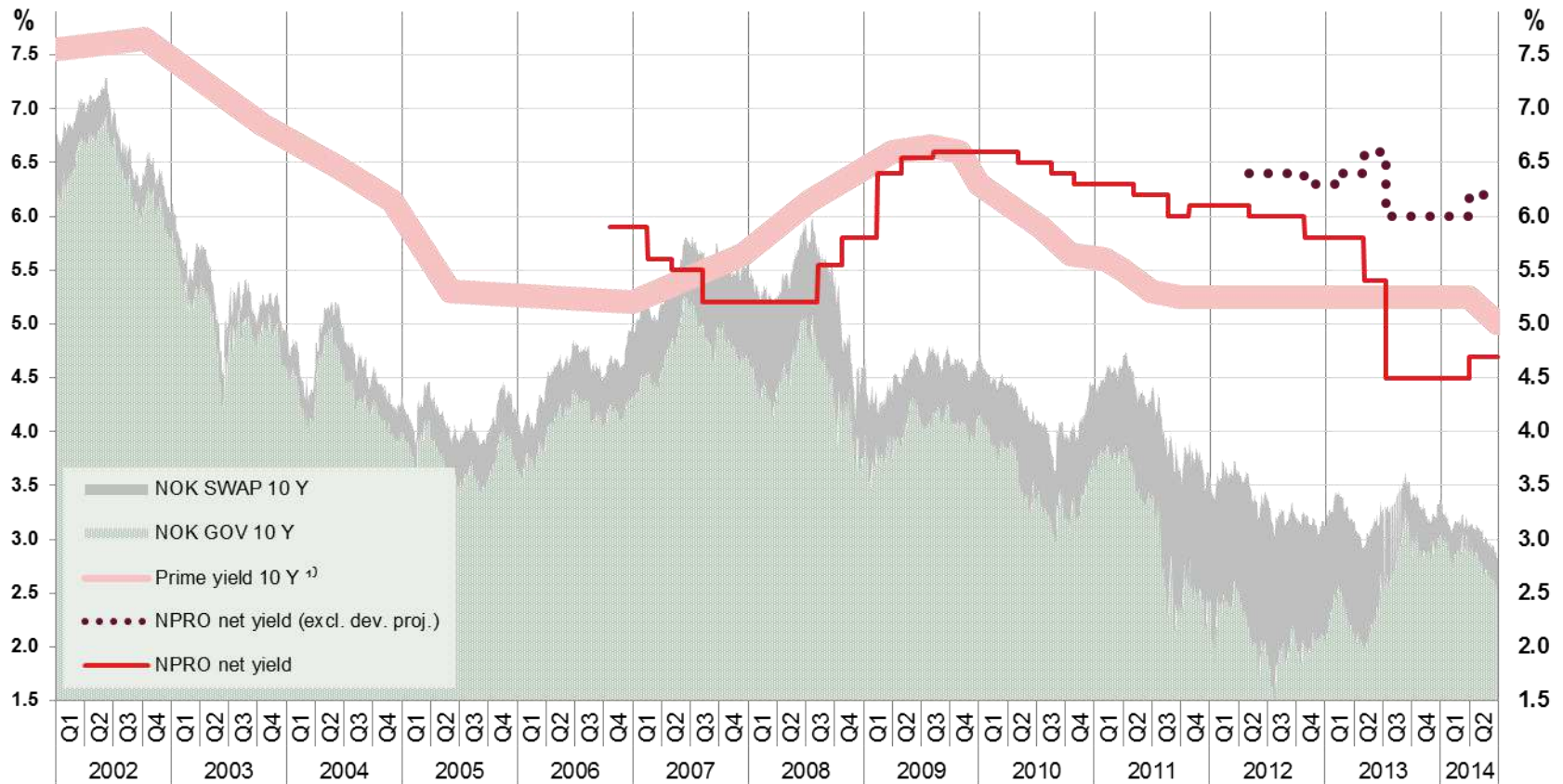


# Income statement – 1H 2014

NOK million	1H 2014	1H 2013	2013
Gross rental income	368.9	428.2	769.8
Maintenance and property related cost	-31.7	-28.6	-58.0
Other property costs 1)	-29.4	-26.9	-64.1
Administrative and group expenses	-31.5	-30.8	-60.7
<b>Operating result before value adjustments</b>	<b>276.4</b>	<b>341.9</b>	<b>586.9</b>
Change in market value of investment property	109.9	-441.8	-562.6
Other gain/loss	-	-	2.7
<b>Operating result</b>	<b>386.3</b>	<b>-99.9</b>	<b>27.0</b>
Net financial items excluding derivatives	-191.2	-209.1	-412.5
Change in market value of financial derivatives	-165.6	73.4	97.9
<b>Net financial items including derivatives</b>	<b>-356.8</b>	<b>-135.8</b>	<b>-314.6</b>
<b>Profit before income tax</b>	<b>29.5</b>	<b>-235.7</b>	<b>-287.6</b>
Income tax (not payable)	-21.2	40.0	56.7
<b>Profit for the period</b>	<b>8.2</b>	<b>-195.7</b>	<b>-230.9</b>
<b>Earnings per share (NOK)</b>	<b>0.02</b>	<b>-0.36</b>	<b>-0.42</b>
<b>Profit before tax and value adjustments</b>	<b>85.2</b>	<b>132.7</b>	<b>174.4</b>

- 1) Other property costs include marketing expenses and common cost related to vacant space (H1: NOK 27.6 million and Full Year 2013 NOK 56.9 million)

# Prime yield down 25 bp – to ~ 5.0



- Swap rates continue drop – 10 year swap now below 2.8 %
- Continued bond issues by real estated companies at reduced margins
- Increasing competition in banking market





# Portfolio valuation by area Q2-2014

- **External valuation conducted by DTZ RealKapital and Akershus Eiendom**
  - Positive fair value adjustment of NOK 180.2 million
    - NOK 172 million: positive effect from redevelopment projects
    - NOK 54 million: negative effect from properties with short term contracts, primarily Stavanger
    - NOK 62 million: positive effect on other properties, primarily from reduced discount factors.
- **Annual run rate increasing NOK 25.6 million during the quarter**
  - From NOK 752.3 million at end of Q1-2014 to NOK 777.9 million at end of Q2-2014

Area		Total space (m <sup>2</sup> )	Space <sup>3)</sup> not generating revenue (%)	Duration (years)	Valuation		Gross rent per year		Net yield <sup>1)</sup> (%)	Gross market rent fully let <sup>2)</sup>
					NOK mill.	NOK/m <sup>2</sup>	NOK mill.	NOK/m <sup>2</sup>		
Oslo	CBD	46 039	17.5	4.9	2 320.0	50 392	122.8	2 667	5.0	151.7
	Skøyen	71 326	0.4	4.8	1 898.4	26 616	139.7	1 959	6.9	126.1
	Nydalen	110 297	13.9	6.3	1 830.4	16 595	124.5	1 129	6.4	145.9
	Other	101 985	2.6	5.5	1 974.9	19 365	146.3	1 434	7.0	125.9
Stavanger		118 192	17.1	6.6	1 967.8	16 649	137.5	1 163	6.6	175.6
<b>Running operations</b>		<b>447 839</b>	<b>10.9</b>	<b>5.6</b>	<b>9 991.5</b>	<b>22 310</b>	<b>670.7</b>	<b>1 498</b>	<b>6.3</b>	<b>725.2</b>
Redevelopment projects <sup>4)</sup>		116 352	74.1	10.1	5 788.7	49 752	107.1	921	1.7	395.8
<b>Total office portfolio</b>		<b>564 191</b>	<b>23.9</b>	<b>6.8</b>	<b>15 780.1</b>	<b>27 970</b>	<b>777.9</b>	<b>1 379</b>	<b>4.6</b>	<b>1 121.0</b>

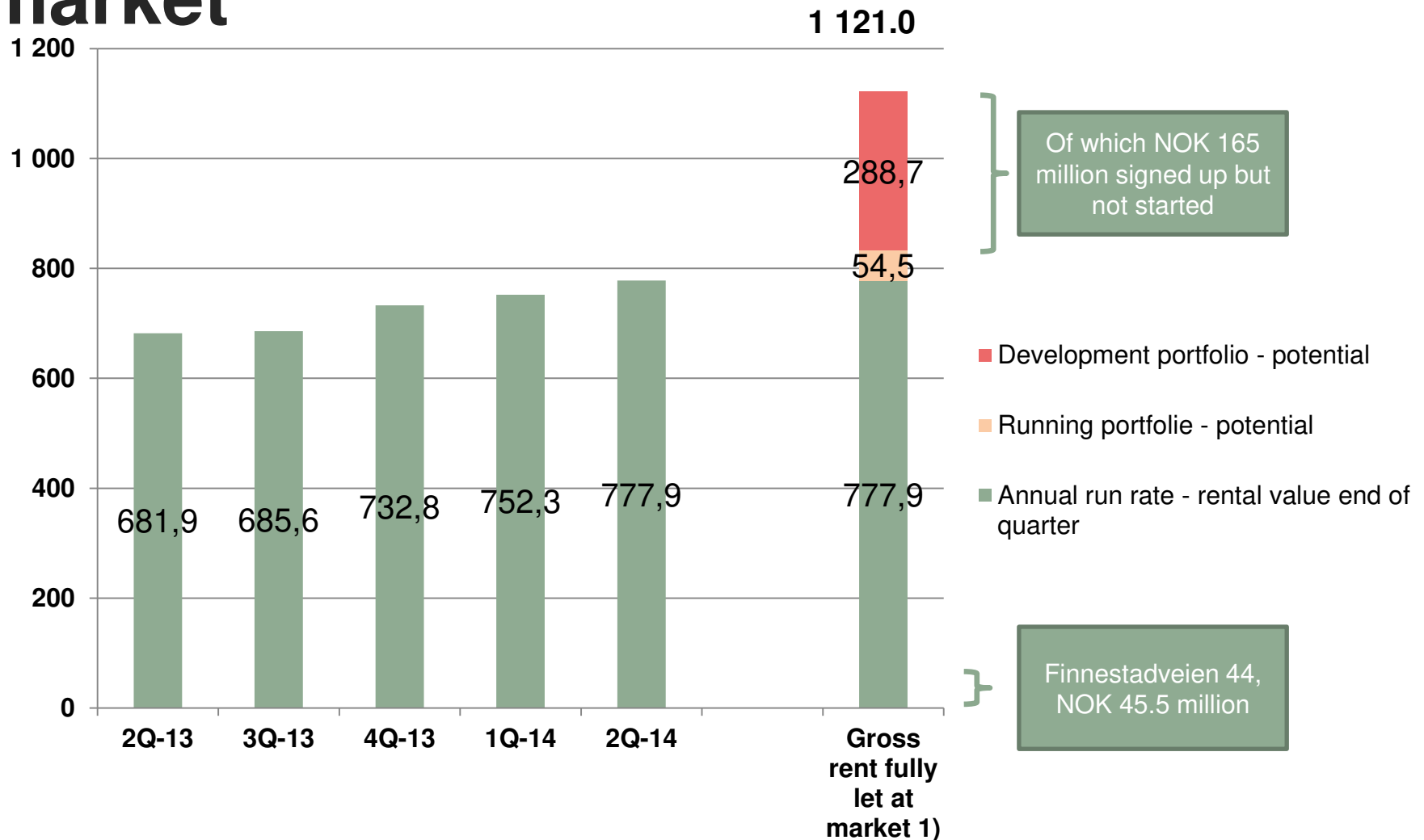
1) Based on rents as of 30 June 2014 and estimated property expenses of 6 per cent

2) Estimated fully let gross rent, average of Akershus Eiendom and DTZ Realkapital

3) Parking and storage is excluded from the calculation of space vacancy; forward starting leases are also excluded

4) Stranden 1, Stranden 3, Stranden 5 and Drammensveien 134

# Annual run rate – potential fully let at market



1) Estimated fully let gross rent, average of Akershus Eiendom and DTZ Realkapital

# Development projects

DEVELOPMENT PROJECTS As of 30 June 2014	Gross space sqm	Letting ratio	Market rent, valuer estimated	Remaining building cost	Net yield on market rent
Stranden 1	24 000	78%	93	227	5.0%
Stranden 3	30 400	75%	108	28	6.0%
Stranden 5	30 800	80%	112	318	5.3%
Verkstedveien 1 (previously Drammensveien 134) *)	30 300	36%	81	295	6.1%
Finnestadveien 44	3 600	100%	11	0	8.2%

## Changes in second quarter:

- Increased letting ratio for Stranden 3 and Verkstedveien 1 (Drammensveien 134)
- Overall minor positive change to market rent estimate, minor changes to all ongoing projects
- Overall positive change in valuation of NOK 180 from development projects
- No changes to building cost estimates for development projects, remaining building cost for period 2014 – 2016 estimated to ~ NOK 900 - 950 million

\*) Drammensveien 134 (building 1-4) has been «renamed» by the municipality of Oslo. New name and adress is Verkstedveien 1



# Financial position

Interest bearing debt and hedging		30.06.2014	31.03.2014	31.12.2013
Total interest bearing debt	NOK million	9 749.9	9 284.4	8 947.4
Property value	NOK million	15 780.1	15 098.2	14 762.6
Loan to value	Per cent	61.8	61.5	60.6
Net Loan to value <sup>1)</sup>	Per cent	61.7	61.3	60.2
Cash and cash equivalents	NOK million	14.3	26.6	62.9
Unused committed credit facilities (short and long term)	NOK million	938.2	1.340.7	1 116.0 (+ 600.0 *)
Average remaining duration, hedging	Years	4.3	4.5	4.6
Average interest rate (including margin)	Per cent	4.46	4.36	4.72
Average margin	Per cent	1.43	1.44	1.45
Average remaining duration, borrowing	Years	2.6	2.8	3.1
Hedging ratio (including vendor financing)	Per cent	79.0	88.4	81.4

## Priorities

- Initiated process to extend debt maturing summer 2015
- Bond financing currently 13 per cent of total debt



# Balance sheet

NOK million	30.06.2014	30.06.2013	31.12.2013
Investment properties	15 683.2	14 153.7	14 709.9
Property, plant and equipment	140.2	111.4	104.9
Receivables	180.7	543.7	153.2
<b>Cash and cash equivalents</b>	<b>14.3</b>	<b>35.8</b>	<b>62.9</b>
Equity	5 070.2	5 092.4	5 057.5
Deferred tax	181.5	177.0	160.2
<b>Long term interest bearing debt</b>	<b>5 662.3</b>	<b>7 679.3</b>	<b>8 917.4</b>
<b>Short term interest bearing debt</b>	<b>4 087.6</b>	<b>965.0</b>	<b>30.0</b>
Market value financial derivatives (net)	697.4	662.8	586.9
Net other debt	319.4	268.1	278.9
<b>Equity ratio (%)</b>	<b>31.6</b>	<b>34.3</b>	<b>33.6</b>
Net asset value per share (NOK)	9.25	9.29	9.22
Net asset value per share (NOK), EPRA	10.35	10.29	10.07



# Cash flow

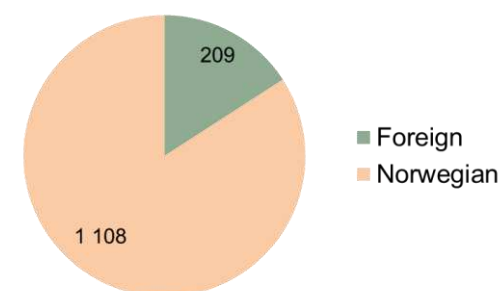
NOK million	2Q 2014	2Q 2013	2013
<b>Cash flow from operating activities</b>	<b>27.0</b>	<b>26.8</b>	<b>45.9</b>
Cash received from sale of assets	-	0.2	704.1
Purchase of tangible assets and subsidiaries	-498.9	-308.5	-1 211.0
Other investment activities	-	-	400.0
<b>Cash flow from investment activities</b>	<b>-498.9</b>	<b>-308.3</b>	<b>-106.9</b>
Net change in interest bearing debt and other	459.7	92.0	-478.4
Paid dividend	-	-109.7	-109.7
<b>Net cash flow from financing activities</b>	<b>459.7</b>	<b>-17.7</b>	<b>-588.1</b>
Exchange rate effects	-0.2	-0.4	-0.1
Net change in cash	-12.1	-299.1	-649.0
<b>Net cash at end of period</b>	<b>14.3</b>	<b>35.8</b>	<b>62.9</b>



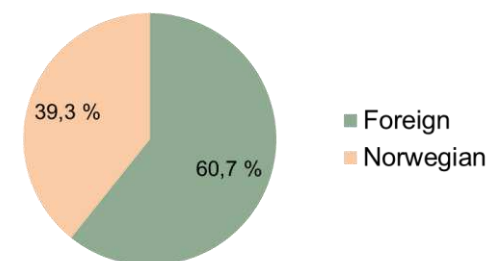
# Shareholder structure, 10 July 2014

#	Name	Share (%)	Number of shares	Account type	Nationality
1	CANICA AS	10.80	59 208 232	ORD	NOR
2	FOLKETRYGDFONDET	8.49	46 551 642	ORD	NOR
3	Skandinaviska Enskil A/C CLIENTS	4.92	26 968 101	NOM	SWE
4	APG AIFMD (TAX) BNY MELLON	4.33	23 730 241	ORD	NLD
5	STATE STREET BANK AN A/C CLIENT	3.92	21 498 274	NOM	USA
6	STATE STREET BANK & S/A SSB CLIENT	3.62	19 870 944	NOM	USA
7	DNB NOR Markets	3.53	19 335 546	ORD	NOR
8	BNP Paribas Sec. Ser S/A CLIENT ASSETS	3.28	17 963 335	NOM	LUX
9	CITIBANK, N.A. S/A STICHTING PGGM D	3.21	17 597 315	NOM	NLD
10	The Bank of New York BNY MELLON	2.84	15 581 219	NOM	USA
11	FONDSFINANS SPAR	2.48	13 600 000	ORD	NOR
12	STATE STREET BANK & A/C CLIENT FUND	2.22	12 152 820	NOM	USA
13	VERDIPAPIRFONDET DNB	1.86	10 177 245	ORD	NOR
14	VERDIPAPIRFONDET DNB	1.67	9 171 728	ORD	NOR
15	STATE STREET BANK & SSB, : ISHARES EUROP	1.62	8 900 807	NOM	IRL
16	ILMARINEN MUTUAL PEN BNY MELLON	1.50	8 225 409	ORD	FIN
17	STATE STREET BANK AN A/C WEST NON-TREATY	1.29	7 083 025	NOM	USA
18	BNP Paribas Sec. Ser S/A TR PROPERTY INVE	1.26	6 921 567	NOM	GBR
19	J.P. Morgan Chase Ba LUXEMBOURG OFFSHORE	1.20	6 604 389	NOM	LUX
20	STATE STREET BANK & S/A SSB CLIENT	1.14	6 266 051	NOM	USA
<b>Total 20 largest shareholders</b>		<b>65.17</b>	<b>357 407 890</b>		<b>6/20 NOR</b>
<b>Total number of shares</b>		<b>100.00</b>	<b>548 425 596</b>		

### Number of shareholders



### Shareholding (percentage of total shares)





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- Highlights
- Financial update
- **Markets and operations**
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Olav Line

Svein Hov Skjelle

**Olav Line**

Olav Line



# Market trends



:: STRANDEN 3, AKER BRYGGE  
DELICATESSEN – NEW RESTAURANT ::

- Rental market Oslo
  - Space vacancy estimated at 7 per cent at year end
  - Still limited new supply in period 2014 to 2016
  - Stable to slowly increasing rents expected
- Rental market Stavanger
  - Tendencies to cautious rental market as oil- and offshore businesses gradually increase cost focus
  - Several larger bids in market
- Transaction market still healthy
  - Availability of financing
  - Borrowing cost reduced as swap rates drop and borrowing margins continue to decrease
  - Increasing interest for direct investments from international investors
  - Yield compression
- Construction market
  - Pressure in construction market easing

# Operational highlights

- **Healthy rental market outlook and improved transaction market**
- **Total space vacancy (space not generating income) of 23.9 per cent, reduction from 25.2 per cent at the end of the previous quarter**
  - Vacant space not generating revenue in refurbishment projects accounts for about 12.2 per cent of total vacancy
  - Ordinary vacancy accounting for 10.9 per cent; of which Badehusgaten is about 4.7 per cent of total
- **18 new contracts, renewals or extensions with total annual value of NOK 56.9 million**
- **Strengthening the marketing and leasing function**
  - New EVP Commercial Tore Heldrup Rasmussen



:: AKER BRYGGE, OSLO:  
STRANDEN 5 ::

# Significant rental contracts in Q2

- **Aker Brygge**

- Protector Forsikring
- ~ 2 900 sqm in Fondbygget for 10 years
- Rica Eiendom Holding
- ~700 sqm in Stranden 5 for 7 years (JULY)



- **Gullhaug Torg 3**

- Oslo Universitetssykehus HF
- ~3 200 sqm for 8 years



- **Drammensveien 134 (now Verkstedveien 1)**

- 1 100 sqm to Expo Nova for 10 years

Total contract volume signed last 2.5 years:  
184 contracts and NOK 429 million in annual rent (excluding storage,  
parking etc.)



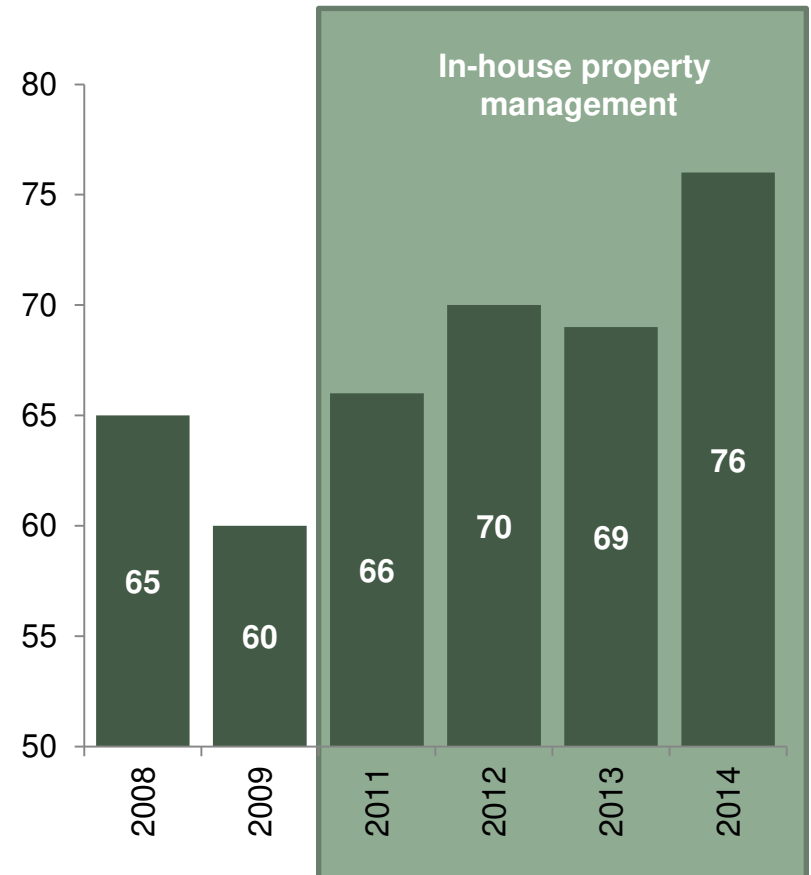
# Improved customer satisfaction

Annual customer satisfaction survey for 2014 shows major improvement from 69 to 76

Norwegian Property has since 2010 had a focused strategy to improve customer satisfaction:

- Focus on company values
- In-house call centre in operation providing tenants with round-the clock customer support
- In-house property management organisation and systems to improve service and maintenance
- In-house development organisation
- Strengthened leasing and marketing organisation

## Norsk Leietakerindeks



# Redevelopment projects – 66 % letting ratio

	Remaining office, sqm	Remaining retail	Letting ratio, space
Stranden 1	3 200	800	78%
Stranden 3	3 900	1 900	75%
Stranden 5	3 100	1 700	80%
<b>PROJECTS AKER BRYGGE</b>	<b>10 100</b>	<b>4 400</b>	<b>78%</b>
Verkstedveien 1	16 600	1 100	36%
<b>TOTAL PROJECTS</b>	<b>26 700</b>	<b>5 500</b>	<b>66%</b>



:: AKER BRYGGE, OSLO:  
STRANDEN 1 – COMPLETION Q1-2015 ::

Aker Brygge run rate rent before refurbishment ~ NOK 250 million (Q2-2011); total rent potential after refurbishment ~ NOK 420 million



# Status development projects

- **Stranden 3 - Verkstedhallene**
  - Completion:
    - Second phase offices in Q3-2014
    - Remaining retail gradually during second half of 2014



::STRANDEN 3  
AKER BRYGGE ::

- **Verkstedveien 1 \***
  - Completion Q1-2015



::VERKSTEDVEIEN 1  
SKØYEN ::

- **Stranden 1**
  - Completion
    - Offices: Q4-2014 / Q1-2015
    - Retail: H2 - 2014



::STRANDEN 1  
AKER BRYGGE ::

- **Stranden 5**
  - Danske Bank moved in as planned in March 2014 (appr. 6 000 sqm)
  - Completion
    - Offices (remaining): Q4-2014 / Q1-2015
    - Retail: H2 - 2014

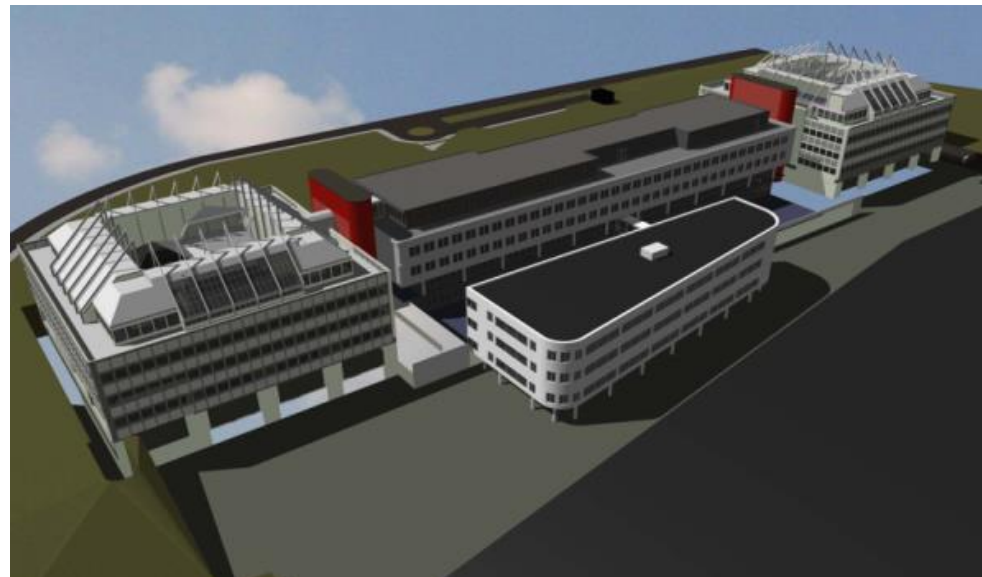


::STRANDEN 5  
AKER BRYGGE::

\*) Drammensveien 134 (building 1-4) has been «renamed» by the municipality of Oslo. New name and adress is Verkstedveien 1

# Stavanger, disposal Finnestadveien 44

- **Agreement to sell Finnestadveien 44**
  - Closing in August 2014
- **Buyers are subsidiaries of W. P. Carey Inc.**
- **Property value NOK 733 million**
  - NOK 42 million above book value in Q1-2014
- **Property details**
  - Total space including new building 25 632 sqm
  - Annual rent NOK 45.5 million
- **New build project completed**
  - Total space 3 600 sqm
  - On time in June 2014
  - 17 per cent below original budget



:: FINNESTADVEIEN 44, STAVANGER ::



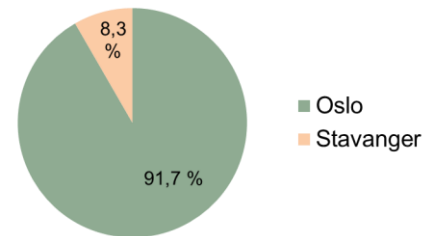
# Stavanger, remaining portfolio

- **7 properties, mainly located at Forus**

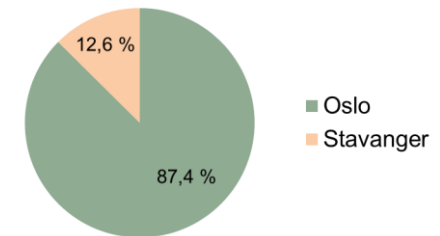
- Forusbeen 35, Grenseveien 19 and 21
  - Short remaining duration, tenants likely to relocate
- Badehusgaten 33-39
  - Currently without revenues,
  - New tenant occupying appr. 10 % of building in August

- **Strategic assessment of Stavanger portfolio initiated**

Property values excluding Finnestadveien (% of total portfolio)



Annual rent excluding Finnestadveien (% of total portfolio)





**Stavanger portfolio ex. Finnestadveien as of 30 June 2014**

Properties	no	7
Portfolio size (ex. new space in redev. Projects)	m²	92 560
Gross rent per year (run rate)	NOK mill.	92
Average gross rent per m² per year	NOK	994
Gross market value	NOK mill.	1 256
Average value per m²	NOK	13 570
Duration	Years	1.7
Vacancy (space including strategic vacancy)	%	21.9







 Vinmonopolet

 Maschmans matmarked

 McDonalds

 Scandic hotell

 Posten


 Kaffebrenneriet

 Ellxia

 SATS

 Peppes Pizza


Karenslyst allé

 House of Sushi

Drammensveien



 Caféro

 Magnat trening





**TAK-  
TERRASSE**

Stor felles takterrasse  
med fantastisk utsikt over  
Skøyen og byen.

Verkstedveien 1, Skøyen  
(Drammensveien 134, building 1-4)



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Olav Line

Svein Hov Skjelle

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# Gradual completion of development projects

- Revenues gradually increasing during 2014 as projects are completed
- Positive letting market confirmed by new lease agreements, market vacancy stable or decreasing
- Yield compression
- Letting and good project execution are key priorities



:: AKER BRYGGE  
BRYGGETORGET ::



# Q&A

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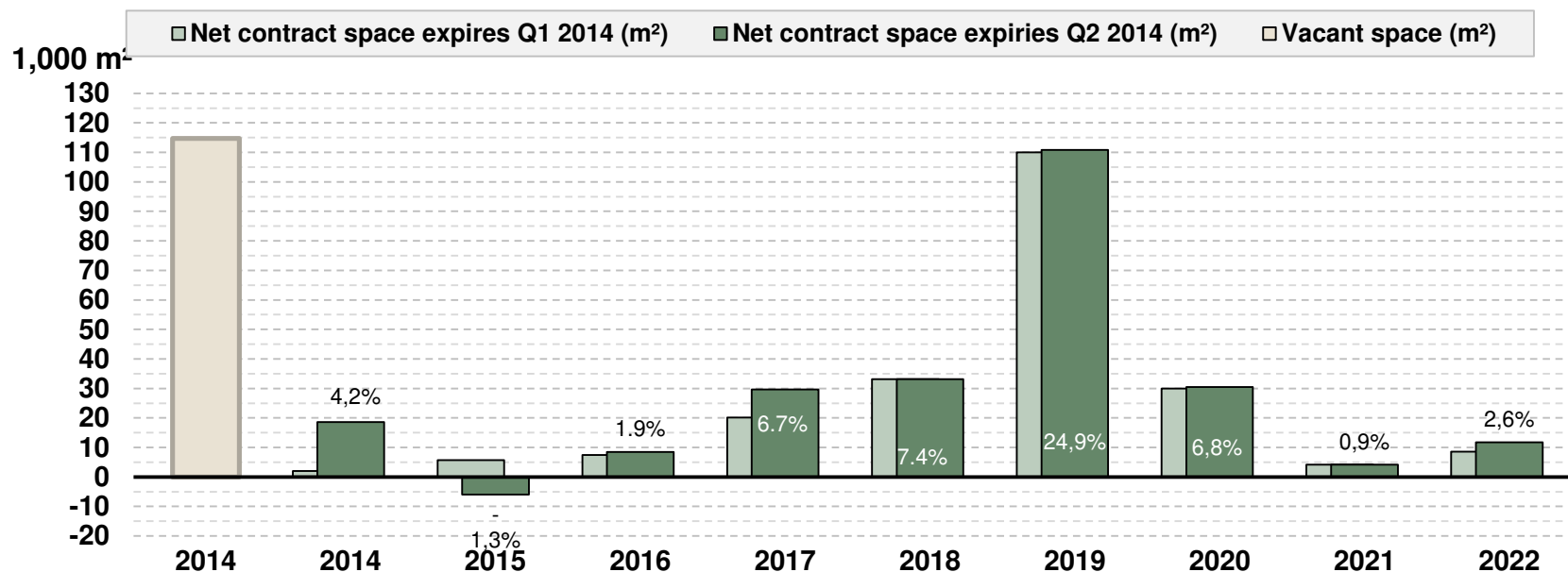
For further details about our properties, news and investor information, please have a look at our website;  
[www.npro.no](http://www.npro.no)



# Diversified portfolio maturity

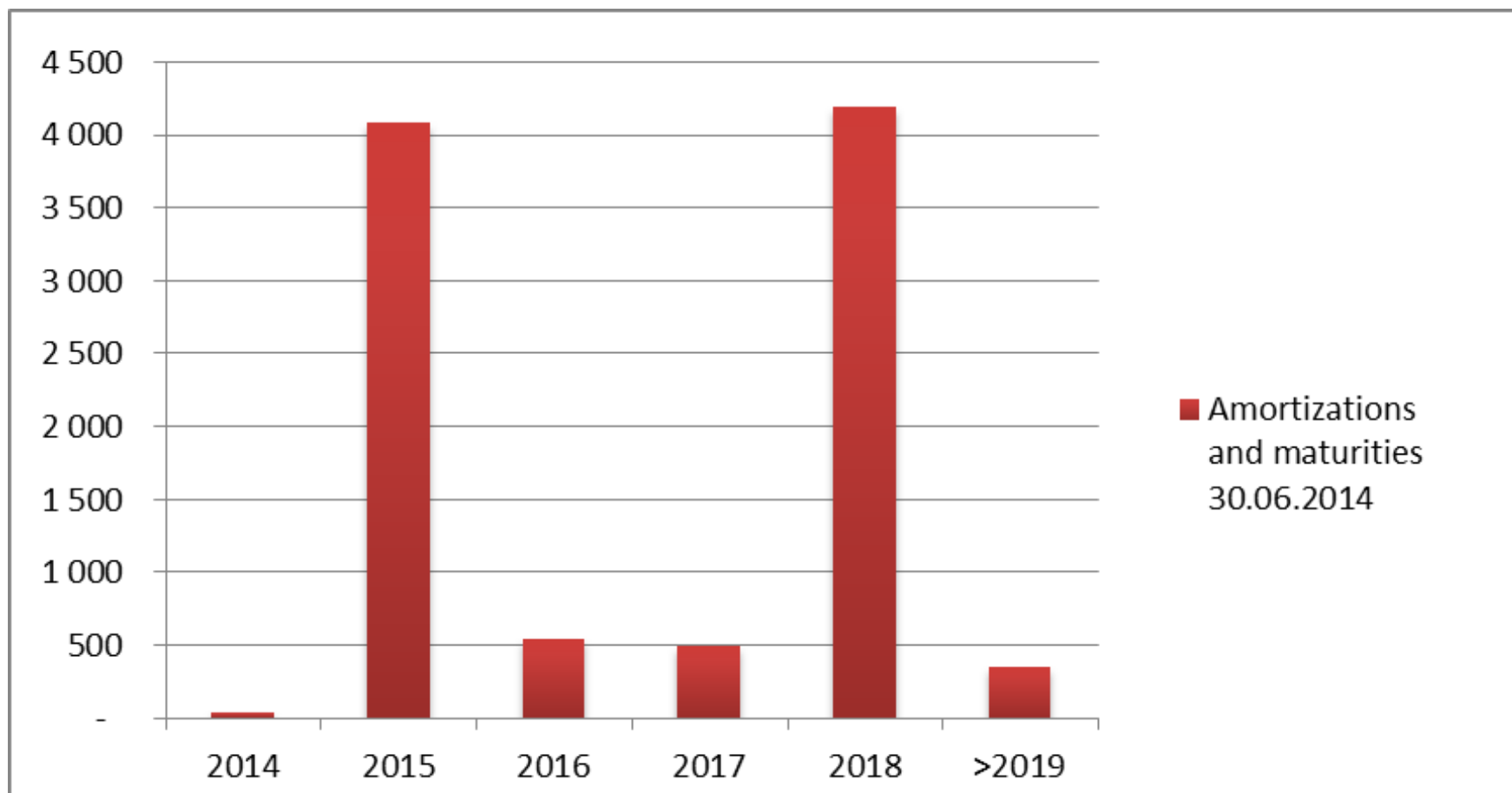
- 6.8 years duration of leases
- Space vacancy at 23.9 per cent
- 97.9 per cent of lease rent is CPI adjusted (cash flow inflation hedged)

Net volume by year of lease maturity <sup>1)</sup>

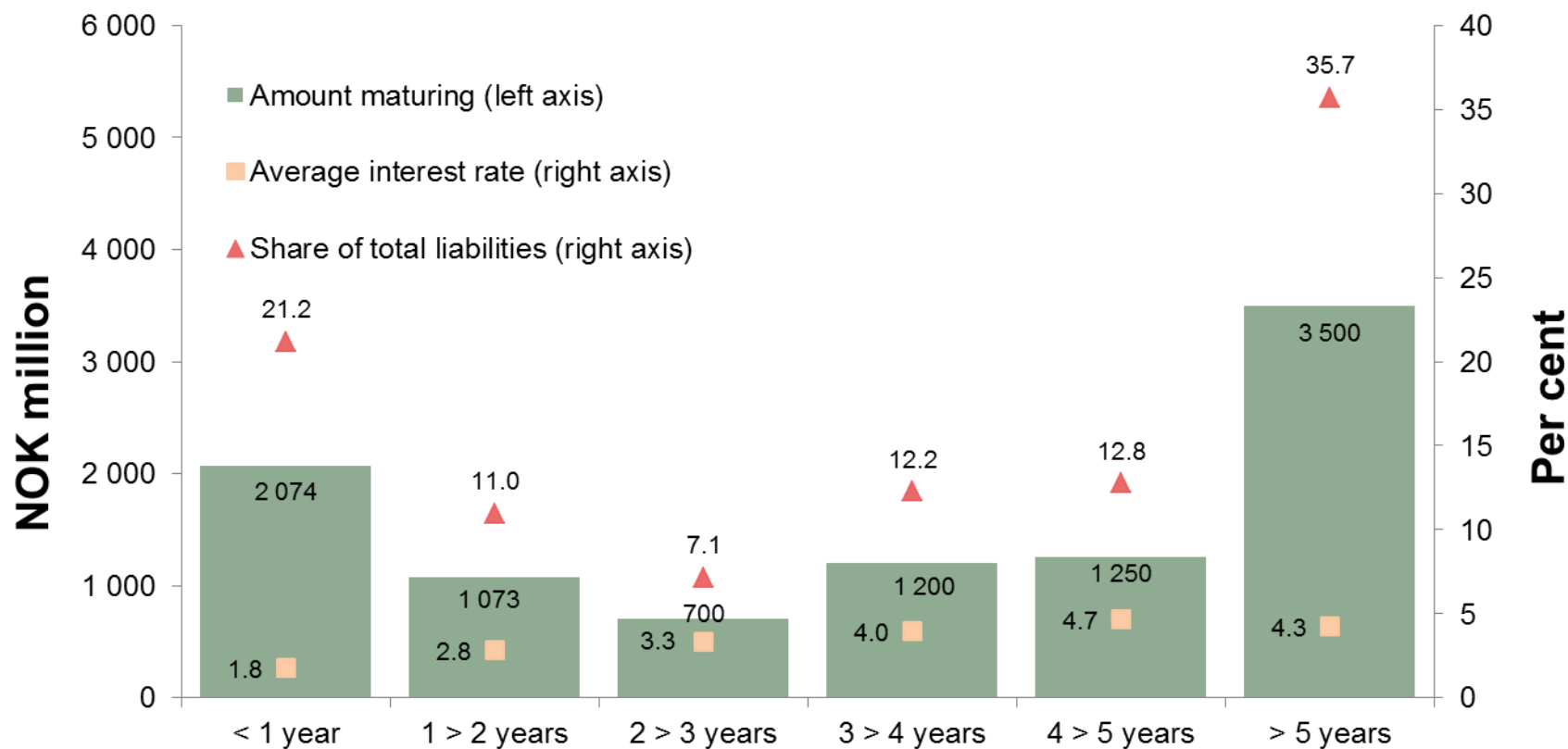


1) Net volume , "light" space only

# Debt maturity profile Q2-2014



# Maturity profile interest hedges Q2-2014



The effect of forward starting swaps with higher fixed interest rate replacing existing swaps with lower fixed interest rates is calculated to 77 bp .



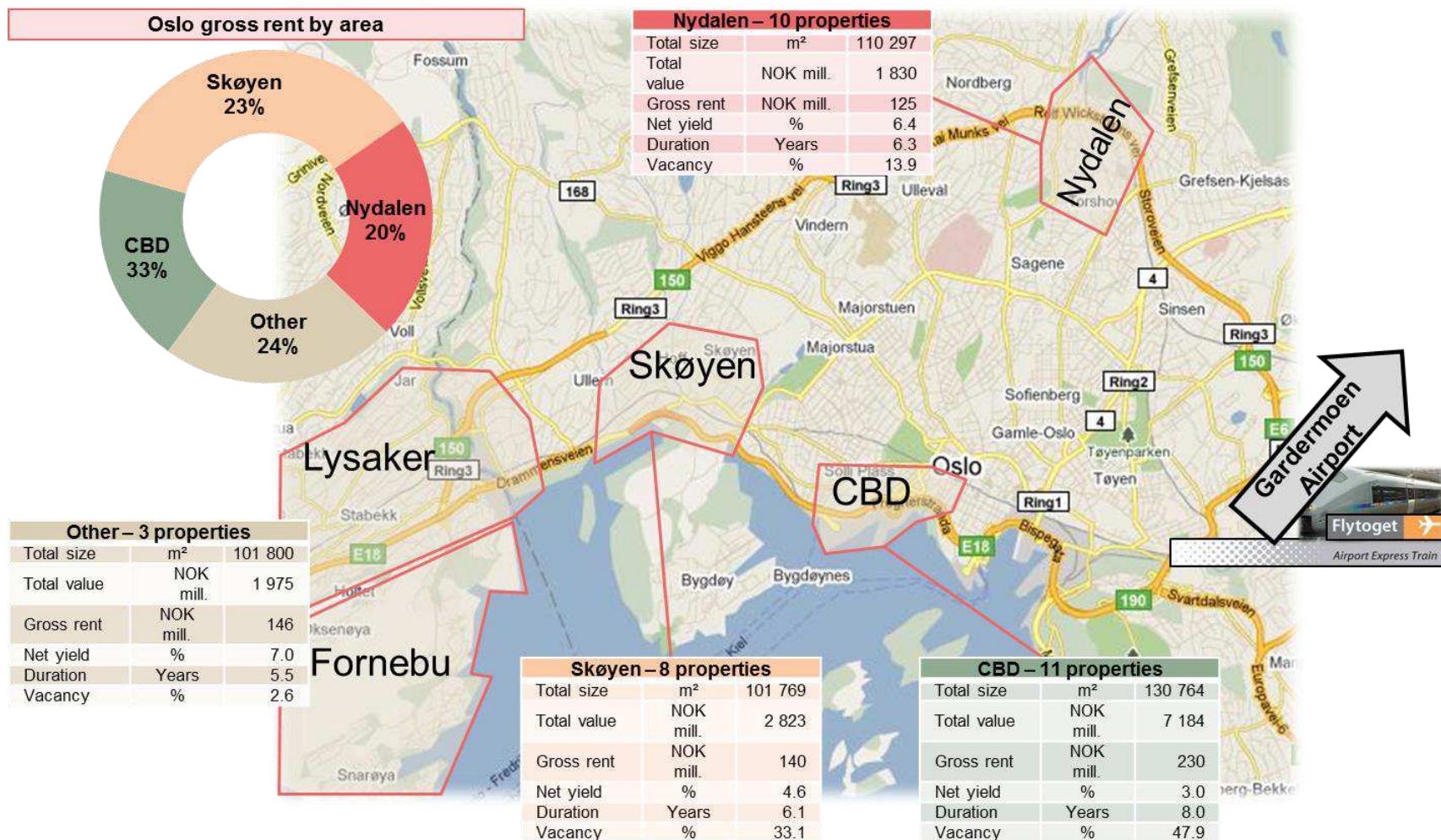
# Overview and key figures

## Key figures as of 30 June 2014

Properties	no	41
Portfolio size (ex. new space in redev. Projects)	m <sup>2</sup>	564 191
Average size per property	m <sup>2</sup>	13 761
Gross rent per year (run rate)	NOK mill.	778
Operational expenses per year <sup>1)</sup>	NOK mill.	47
Net rent per year (run rate)	NOK mill.	731
Average gross rent per m <sup>2</sup> per year	NOK	1 379
Gross market value	NOK mill.	15 780
Average value per property	NOK mill.	385
Average value per m <sup>2</sup>	NOK	27 970
Gross yield, actual	%	4.9
Net yield, actual	%	4.6
Gross yield at market rent fully let <sup>2)</sup>	%	7.1
Net yield at market rent fully let <sup>2)</sup>	%	6.7
Duration	Years	6.8
CPI adjustment per 1 Jan 2014	%	97.9
Vacancy (space including strategic vacancy)	%	23.9

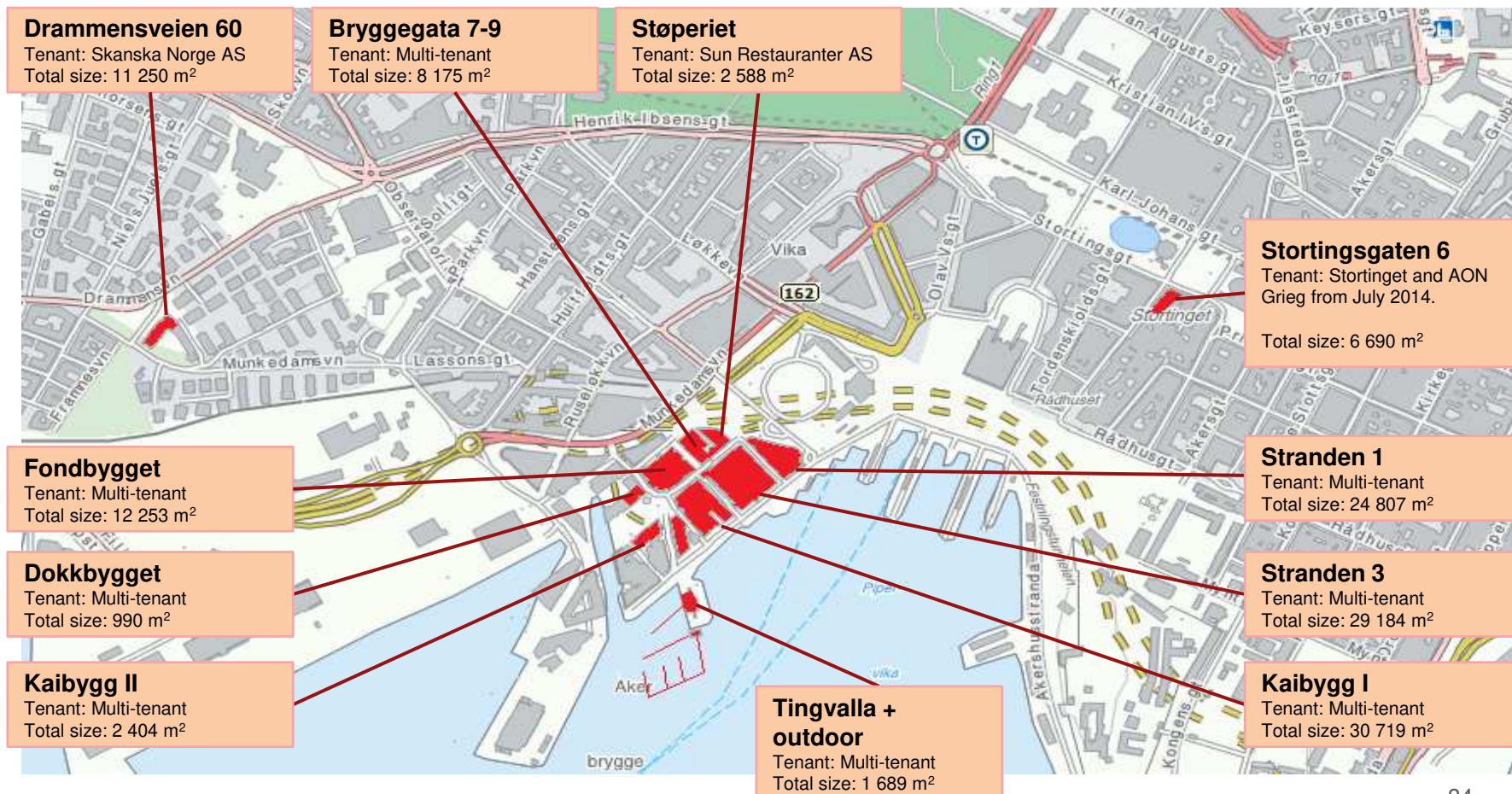


# Exposure to prime locations in Oslo





# CBD



# Skøyen

## Hovfaret 11

Tenant: EVRY  
Total size: 5 642 m<sup>2</sup>

## Nedre Skøyen vei 24-26

Tenant: EVRY  
Total size: 35 964 m<sup>2</sup>

## Drammensveien 134

### Building 6

Tenant: Leif Höegh co. AS  
Total size: 14 346 m<sup>2</sup>

## Drammensveien 134

### Parking

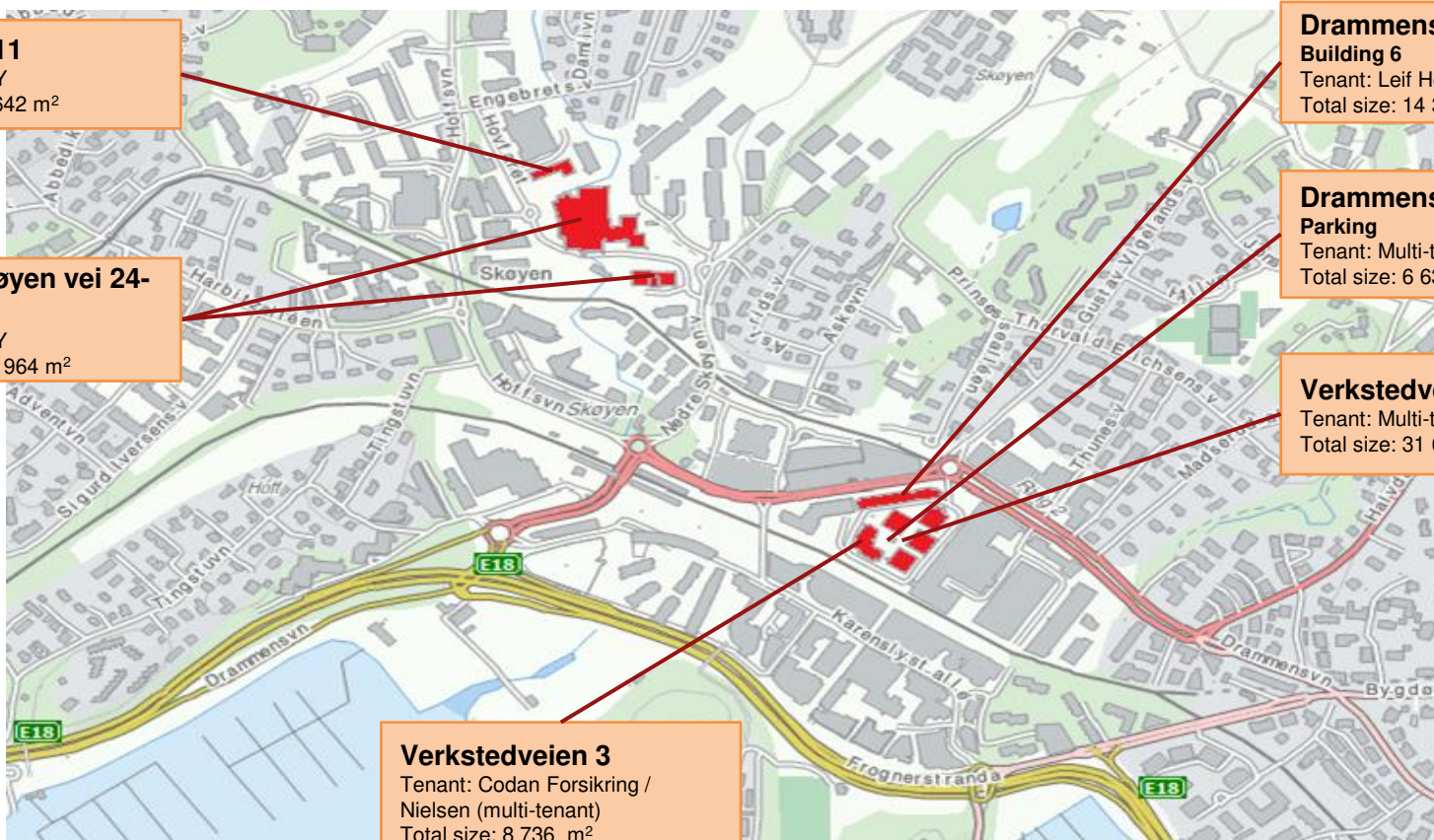
Tenant: Multi-tenant  
Total size: 6 638 m<sup>2</sup>

## Verkstedveien 1

Tenant: Multi-tenant  
Total size: 31 642 m<sup>2</sup>

## Verkstedveien 3

Tenant: Codan Forsikring /  
Nielsen (multi-tenant)  
Total size: 8 736 m<sup>2</sup>





# Nydalen

## Gjerdrums vei 14 +16 + P

Tenant: Multi-tenant  
Total size: 8 489 m<sup>2</sup>

## Maridalsveien 323

Tenant: Multi-tenant  
Total size: 19 659 m<sup>2</sup>

## Gjerdrums vei 8

Tenant: Multi-tenant  
Total size: 11 565 m<sup>2</sup>

## Gjerdrums vei 10 D

Tenant: Multi-tenant  
Total size: 2 058 m<sup>2</sup>

## Gullhaug Torg 3

Tenant: Schibsted  
Eiendom AS  
Total size: 8 428 m<sup>2</sup>

## Nydalsveien 15-17

Tenant: Studentenes Hus AS  
Total size: 5 418 m<sup>2</sup>

## Gjerdrums vei 17

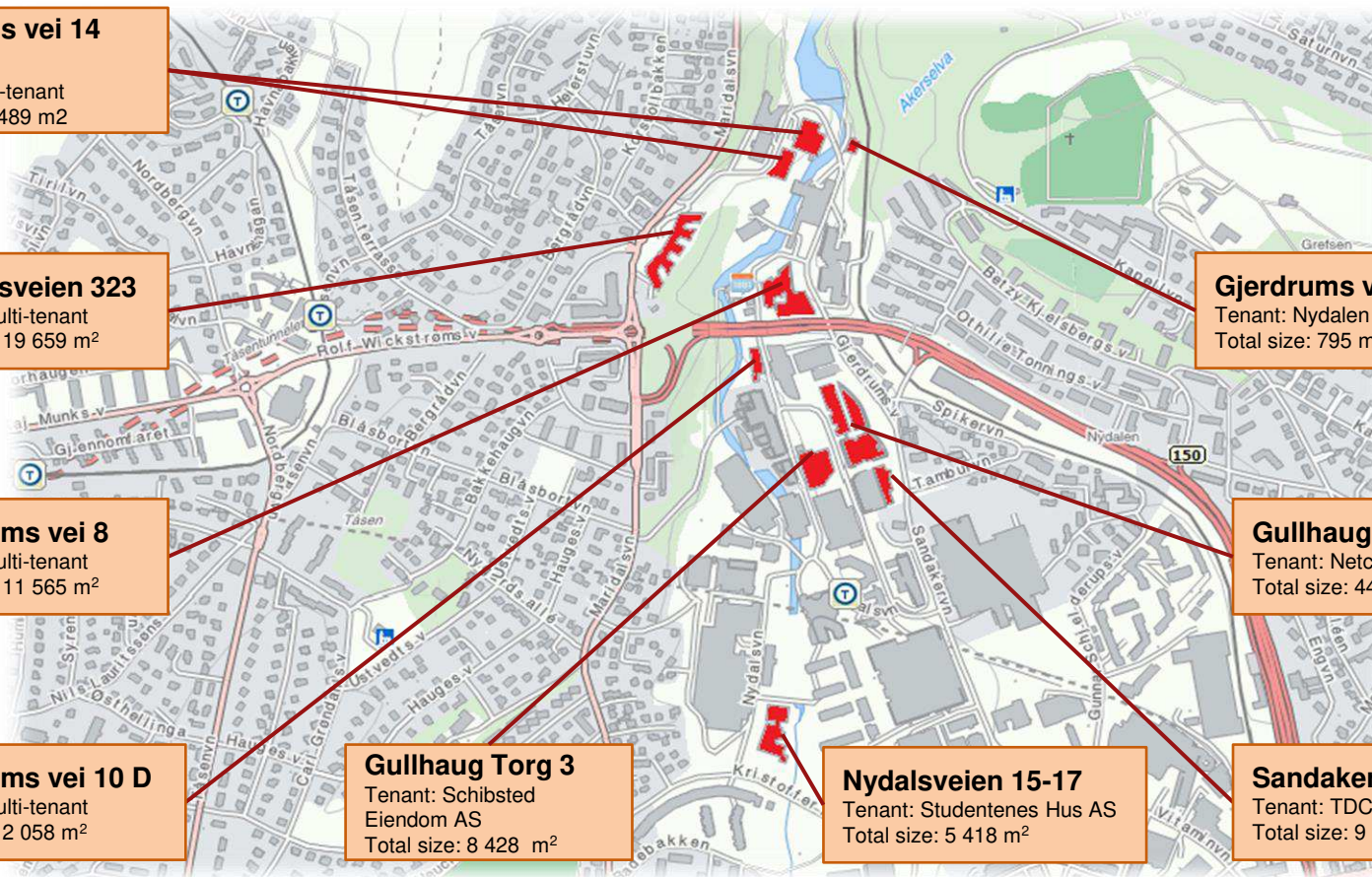
Tenant: Nydalen Kunstscole AS  
Total size: 795 m<sup>2</sup>

## Gullhaugveien 9-13

Tenant: Netcom AS  
Total size: 44 120 m<sup>2</sup>

## Sandakerveien 130

Tenant: TDC AS  
Total size: 9 765 m<sup>2</sup>



# Stavanger

## Finnestadveien 44

- Total: 25 632 m<sup>2</sup>



## Maskinveien 32

- Office: 4 085 m<sup>2</sup>
- Total: 5 363 m<sup>2</sup>



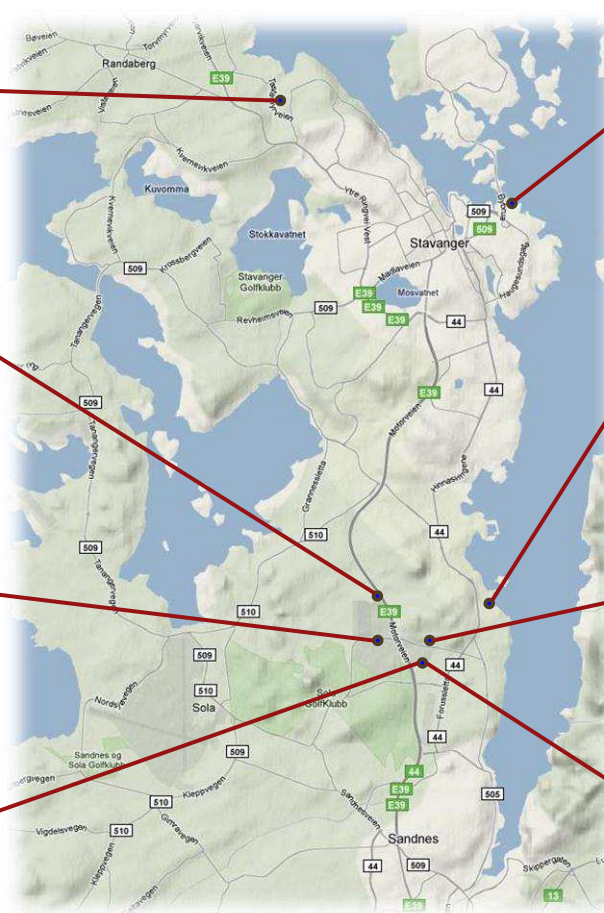
## Svanholmen 2

- Office: 2 826 m<sup>2</sup>
- Retail: 6 673 m<sup>2</sup>
- Total: 9 499 m<sup>2</sup>



## Grenseveien 21

- Office: 27 721 m<sup>2</sup>
- Total: 27 721 m<sup>2</sup>



## Badehusgaten 33-39

- Office: 18 718 m<sup>2</sup>
- Total: 21 104 m<sup>2</sup>



## Strandsvingen 10

- Office: 2 059 m<sup>2</sup>
- Total: 2 059 m<sup>2</sup>



## Forusbeen 35

- Office: 17 674 m<sup>2</sup>
- Total: 21 424 m<sup>2</sup>



## Grenseveien 19

- Office: 5 390 m<sup>2</sup>
- Total: 5 390 m<sup>2</sup>





# Property details Q2-2014

# 1/5

	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m <sup>2</sup>	Space vacancy	CPI	Duration per Jun 2014	Run rate per Jun 2014
OSLO/AKERSHUS	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	%	Years	NOK million
<b>CBD</b>										
Bryggegate 7-9	7 335	759	81	0	0	8 175	14.4	100.0	2.7	25.7
Dokkbygningen	596	368	26	0	0	990	0.0	100.0	2.3	2.1
Drammensveien 60	8 593	797	1 483	377	0	11 250	0.0	100.0	2.9	22.6
Fondbygget	12 172	0	81	0	0	12 253	29.3	100.0	5.5	30.5
Kaibygning I (Stranden 5)	20 929	7 102	2 612	0	76	30 719	72.7	98.9	9.6	36.7
Kaibygning II	196	1 432	776	0	0	2 404	0.0	100.0	5.0	10.6
Støperiet	0	2 032	0	0	556	2 588	0.0	100.0	5.1	4.5
Stortingsgate 6	4 940	488	702	560	0	6 690	49.5	100.0	6.3	11.1
Terminalbygget (Stranden 1)	18 303	3 240	1 747	1 517	0	24 807	100.0	100.0	10.4	4.8
Tingvallautstikkeren, uteareal og marina	0	1 628	61	0	0	1 689	0.0	100.0	8.5	15.7
Verkstedhallene (Stranden 3)	19 072	8 171	1 941	0	0	29 184	25.4	100.0	9.6	65.6
<b>Total CBD</b>	<b>92 136</b>	<b>26 017</b>	<b>9 510</b>	<b>2 454</b>	<b>632</b>	<b>130 749</b>	<b>47.9</b>	<b>99.8</b>	<b>8.0</b>	<b>229.9</b>



# Property details Q2-2014

## 2/5

	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Space vacancy	CPI	Duration per Jun 2014	Run rate per Jun 2014
OSLO/AKERSHUS	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	%	Years	NOK million
<b>Skøyen</b>										
Drammensveien 134 - building 6	9 879	643	1 697	2 127	0	14 346	1.8	100.0	5.9	31.3
Drammensveien 134 – parking	0	0	0	6 638	0	6 638	0.0	100.0	0.7	1.9
Drammensveien 134 – outdoor	0	0	0	0	0	0	0.0	100.0	0.5	0.1
Hovfaret 11	4 377	0	569	0	696	5 642	0.0	100.0	4.7	12.6
Nedre Skøyen vei 24	3 630	0	1 215	0	0	4 845	0.0	100.0	4.7	13.6
Nedre Skøyen vei 26	20 211	0	696	4 631	5 581	31 119	0.0	100.0	4.7	64.1
Verkstedveien 1 (prev. Dr. 134 - 1 to 4)	26 299	2 014	2 399	930	0	31 642	100.0	100.0	11.8	0.0
Verkstedveien 3 (prev. Dr. 134 - building 5)	7 190	0	435	1 111	0	8 736	0.0	100.0	3.7	16.1
<b>Total Skøyen</b>	<b>71 586</b>	<b>2 657</b>	<b>7 011</b>	<b>15 437</b>	<b>6 277</b>	<b>102 968</b>	<b>33.1</b>	<b>100.0</b>	<b>6.1</b>	<b>139.7</b>





# Property details Q2-2014

## 3/5

	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Space vacancy	CPI	Duration per Jun 2014	Run rate per Jun 2014
OSLO/AKERSHUS	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	%	Years	NOK million
<b>Nydalen</b>										
Gjerdrums vei 10 D	1 996	0	62	0	0	2 058	34.8	100.0	3.5	2.4
Gjerdrums vei 14, 16 and 16 P-house	4 968	0	1 270	2 251	0	8 489	9.4	97.8	2.9	9.3
Gjerdrums vei 17	795	0	0	0	0	795	40.6	100.0	8.4	0.7
Gjerdrums vei 8	7 406	0	560	3 599	0	11 565	41.3	100.0	6.4	9.0
Gullhaug Torg 3	7 292	0	1 136	0	0	8 428	33.9	100.0	7.6	8.2
Gullhaugveien 9 - 13	23 574	0	8 621	11 925	0	44 120	13.2	100.0	5.3	46.1
Maridalsveien 323	11 559	0	2 937	5 163	0	19 659	0.0	100.0	11.0	23.8
Nydalsveien 15	3 038	750	70	0	0	3 858	0.0	100.0	5.3	7.0
Nydalsveien 17	0	1 560	0	0	0	1 560	0.0	100.0	11.0	3.9
Sandakerveien 130	6 474	0	0	3 291	0	9 765	0.0	100.0	2.6	14.0
<b>Total Nydalen</b>	<b>67 102</b>	<b>2 310</b>	<b>14 656</b>	<b>26 229</b>	<b>0</b>	<b>110 297</b>	<b>13.9</b>	<b>99.8</b>	<b>6.3</b>	<b>124.5</b>



# Property details Q2-2014

## 4/5

	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Space vacancy	CPI	Duration per Jun 2014	Run rate per Jun 2014
OSLO/AKERSHUS	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	%	Years	NOK million
<b>Other</b>										
Lysaker Torg 35	13 971	0	654	7 105	0	<b>21 730</b>	12.1	100.0	6.2	29.9
Oslo Airport Gardermoen	0	0	0	0	20 976	<b>20 976</b>	0.0	100.0	5.5	27.2
Snarøyveien 36 (prev. Aker Hus)	40 254	0	0	19 025	0	<b>59 279</b>	0.0	100.0	5.3	89.1
<b>Total Other</b>	<b>54 225</b>	<b>0</b>	<b>654</b>	<b>26 130</b>	<b>20 976</b>	<b>101 985</b>	<b>2.6</b>	<b>100.0</b>	<b>5.5</b>	<b>146.3</b>
<b>TOTAL OSLO / AKERSHUS</b>	<b>285 049</b>	<b>30 984</b>	<b>31 831</b>	<b>70 250</b>	<b>27 885</b>	<b>445 999</b>	<b>25.7</b>	<b>99.9</b>	<b>6.9</b>	<b>640.3</b>



# Property details Q2-2014

## 5/5

	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Space vacancy	CPI	Duration per Jun 2014	Run rate per Jun 2014
STAVANGER	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	%	Years	NOK million
<b>CBD</b>										
Badehusgata 33-39	18 718	0	423	1 963	0	21 104	90.6	100.0	6.5	0.0
<b>Forus/Airport</b>										
Forusbeen 35	17 674	0	0	3 750	0	21 424	0.0	100.0	1.2	29.2
Grenseveien 19	5 390	0	0	0	0	5 390	0.0	100.0	0.5	10.8
Grenseveien 21	27 721	0	0	0	0	27 721	0.0	50.0	0.5	31.0
Maskinveien 32	4 085	0	490	788	0	5 363	0.0	100.0	3.5	8.2
Strandsvingen 10	2 059	0	0	0	0	2 059	0.0	90.0	4.9	2.8
Svanholmen 2	2 826	6 673	0	0	0	9 499	12.0	100.0	4.0	10.0
<b>Stavanger – other</b>										
Finnestadveien 44	25 632	0	0	0	0	25 632	0.0	100.0	16.9	45.5
<b>Total Stavanger</b>	<b>104 105</b>	<b>6 673</b>	<b>913</b>	<b>6 501</b>	<b>0</b>	<b>118 192</b>	<b>17.1</b>	<b>88.5</b>	<b>6.6</b>	<b>137.5</b>
<b>GROSS TOTAL</b>	<b>389 154</b>	<b>37 657</b>	<b>32 744</b>	<b>76 751</b>	<b>27 885</b>	<b>564 191</b>	<b>23.9</b>	<b>97.9</b>	<b>6.8</b>	<b>777.9</b>

# Largest tenants

#	Tenant	Duration (years)	Rent (NOK mill.)	Share of total portfolio (%)	Sector	Public sector participation	Listed at group level
1	Evry	4.7	90.3	11.6	IT		√
2	Aker Solutions	5.3	89.1	11.5	Oil Service	√	√
3	Total	16.5	45.5	5.9	Energy and oil	√	√
4	Statoil	0.7	41.8	5.4	Energy and oil		√
5	Höegh Autoliners	5.7	30.1	3.9	Shiopping	√	√
6	Telenor	1.3	29.5	3.8	Telecom	√	√
7	SAS	5.5	27.2	3.5	Travel	√	√
8	TeliaSonera	6.0	26.3	3.4	Telecom		√
9	Danske Bank	11.1	25.1	3.2	Financials		√
10	Skanska	2.9	22.5	2.9	Construction		√
11	Det norske oljeselskap	4.3	17.8	2.3	Energy and oil		√
12	GET	12.6	17.0	2.2	Telecom		√
13	Statlige og kommunale instanser	6.4	15.4	2.0	Telecom	√	
14	TDC	2.6	12.7	1.6	Restaurant		
15	Umoe Restaurant Group AS	4.4	12.4	1.6	Energy and oil		√
	<b>Total 15 largest tenants</b>	<b>6.0</b>	<b>502.9</b>	<b>64.7</b>		<b>6/25</b>	<b>13/15</b>
	<b>Total other tenants</b>	<b>8.3</b>	<b>274.8</b>	<b>35.3</b>			
	<b>Total all tenants</b>	<b>6.8</b>	<b>777.8</b>	<b>100.0</b>			

# Largest shareholders as of 10 July 2014

#	Name	Share (%)	Number of shares	Account type	Nationality
1	CANICA AS	10.80	59 208 232	ORD	NOR
2	FOLKETRYGDFONDET	8.49	46 551 642	ORD	NOR
3	Skandinaviska Enskil A/C CLIENTS	4.92	26 968 101	NOM	SWE
4	APG AIFMD (TAX) BNY MELLON	4.33	23 730 241	ORD	NLD
5	STATE STREET BANK AN A/C CLIENT	3.92	21 498 274	NOM	USA
6	STATE STREET BANK & S/A SSB CLIENT	3.62	19 870 944	NOM	USA
7	DNB NOR Markets	3.53	19 335 546	ORD	NOR
8	BNP Paribas Sec. Ser S/A CLIENT ASSETS	3.28	17 963 335	NOM	LUX
9	CITIBANK, N.A. S/A STICHTING PGGM D	3.21	17 597 315	NOM	NLD
10	The Bank of New York BNY MELLON	2.84	15 581 219	NOM	USA
11	FONDSFINANS SPAR	2.48	13 600 000	ORD	NOR
12	STATE STREET BANK & A/C CLIENT FUND	2.22	12 152 820	NOM	USA
13	VERDIPAPIRFONDET DNB	1.86	10 177 245	ORD	NOR
14	VERDIPAPIRFONDET DNB	1.67	9 171 728	ORD	NOR
15	STATE STREET BANK & SSB, : ISHARES EUROP	1.62	8 900 807	NOM	IRL
16	ILMARINEN MUTUAL PEN BNY MELLON	1.50	8 225 409	ORD	FIN
17	STATE STREET BANK AN A/C WEST NON-TREATY	1.29	7 083 025	NOM	USA
18	BNP Paribas Sec. Ser S/A TR PROPERTY INVE	1.26	6 921 567	NOM	GBR
19	J.P. Morgan Chase Ba LUXEMBOURG OFFSHORE	1.20	6 604 389	NOM	LUX
20	STATE STREET BANK & S/A SSB CLIENT	1.14	6 266 051	NOM	USA
	<b>Total 20 largest shareholders</b>	<b>65.17</b>	<b>357 407 890</b>		<b>6/20 NOR</b>
	<b>Total number of shares</b>	<b>100.00</b>	<b>548 425 596</b>		



# Appendices

## Definitions relating to development projects

• <b>Startup</b>	Initiation of construction
• <b>Completion</b>	When ready for tenants to move in
• <b>Approval</b>	Timing of public approvals necessary to start project
• <b>Building from</b>	Form of construction contract
• <b>Space</b>	Space based on current project as estimated by OPAK
• <b>Current letting ratio</b>	Space of rental contracts entered divided by total space
• <b>Rent 2011, Q2</b>	Rent generated by building in 2011-Q2
• <b>Market rent valuer estimate</b>	Market rent estimated by valuers (2014 value); include effects of revenue based rents and market adjustments of «existing» contracts
• <b>Remaining building cost</b>	Remaining construction and building cost, VAT, riskassessment, management etc.
• <b>Net yield on market rent</b>	Market rent estimated by valuers less ordinary property expenses of 6 per cent divided by current value of property, construction and building cost, VAT, risk assessment, financing expenses, value of acquired sections, termination of leases etc.



# Disclaimer

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The information included in this Presentation 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 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 2013. 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 above about current status of the Company or its business. Any reliance on the information above is at the risk of the reader, and Norwegian Property disclaims any and all liability in this respect.