



NORWEGIAN
PROPERTY

2nd quarter 2021

Oslo, July 9th 2021



Agenda

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

Q2 in short

- **Rental income revenues NOK 229 million up from NOK 172 million in Q2-20**
- **Profit before value adjustments NOK 151 million and profit after income tax NOK 176 million**
Earnings per share (EPS) NOK 0.27
- **Dividend of NOK 0.10 per share**
- **First Green bond issue of NOK 650 million**
- **Strategic acquisition at Aker Brygge**
Acquisition of Felix for MNOK 172



:: STRANDEN, AKER BRYGGE:



:: FELIX, AKER BRYGGE:



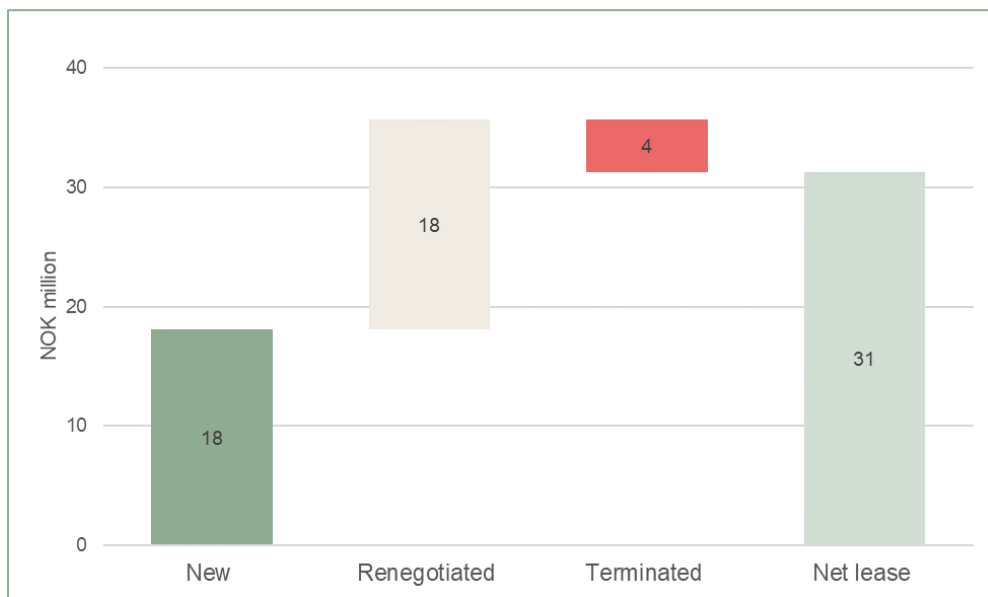
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Rental update

Rental contracts in Q2-2021

- Good activity in the quarter regarding both new and renegotiated contracts
- Good start for Q3



New leases

- Maverix Media, Aker Brygge
- Mirai Technologies, Aker Brygge
- SATS, Nydalen

SATS


MiraiEx



Turnover and covid-19 restrictions

Turnover Aker Brygge

- Q2 2021 NOK 336 mill (- 5 %)

⇒ The quarter is heavily affected by covid-19 restrictions

Food and Beverage:

- Approx 40% of Q2 turnover from F&B
- Home office and opening hours restrictions were strict through out the quarter
 - Only allowed for visitors in June
 - Less visitors in total
- Governmental travel restrictions in place through out the quarter
 - Less tourists visiting Aker Brygge

⇒ ***Given a normalised situation we are well positioned for growth to pre covid-19 levels with a re-positioned and better product***



NPRO's sustainable summer



■ Improving biodiversity

- “Fornebees” - beehives at Fornebu
 - approx. 160,000 bees produce ~80kg of honey per year
- Norway's first kiosk with an all-green facade
 - covered by native vegetation for the Oslo area
 - contains several pollinator-friendly flower species



■ Environmentally friendly boating

- Electric boats in the Marina contributes to an estimated savings of 19,500 kg/CO₂e emissions per year
 - zero emission of toxic materials into the ocean



Acquisition in Q2

Felix at Aker Brygge

- Purchase of 5,400 sqm for NOK 172 million
- NPRO owns all other commercial units in the building (“Fondbygget”)
- The acquired unit is rented out as a conference center
- Seventh acquisition at Aker Brygge since 2018
 - Synergies by owning majority of premises at Aker Brygge
- Aker Brygge is a strategic area for NPRO



Market trends - office



::SEA FRONT, AKER BRYGGE:

Rental market Oslo

- Very good activity during the quarter and several new leases signed during Q2
 - Good start for Q3
- Particularly good demand for office space at Aker Brygge
- NPRO experiences stable rent levels during the quarter in all our core areas

Transaction market

- High activity in the transaction market
 - Prime yield at 3.25%
- Attractive financing conditions for real estate companies



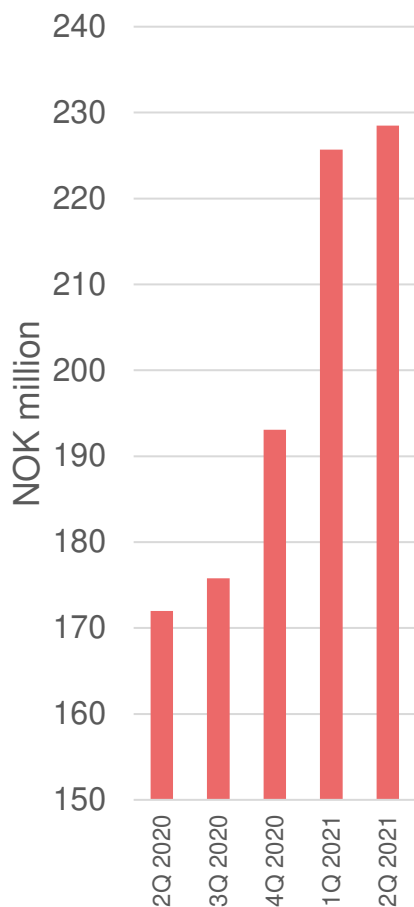
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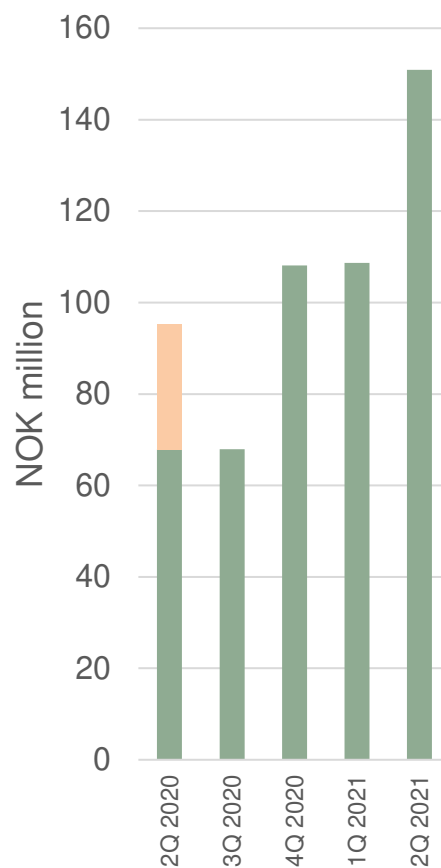
Financial highlights

RENTAL INCOME



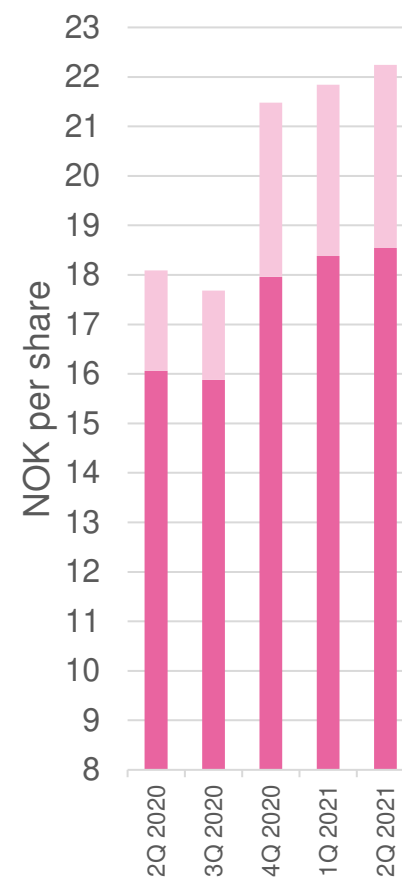
■ Quarterly rental income
(Excl income from sale of properties)

PROFIT BEFORE TAX AND VALUE ADJ.



■ Residential

VALUE PER SHARE



■ NAV adjusted

■ Net asset value (NAV)
(3Q and 4Q 2020: Increased number of shares)

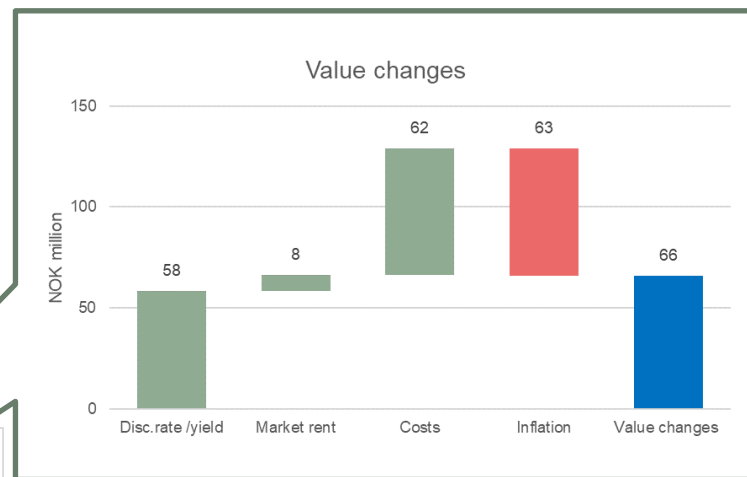
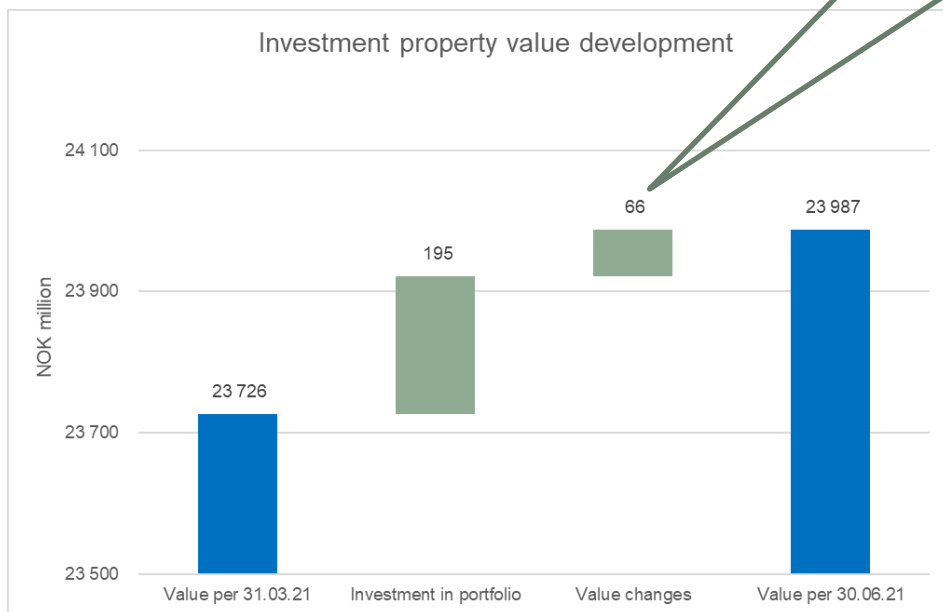
Income statement – Q2 and YTD 2021

NOK million	Note	Q2 2021	Q2 2020	YTD Q2 2021	YTD Q2 2020	Full year 2020
Rental income		228.6	172.0	454.3	339.7	708.6
Income from sale of residential units	1	-	458.0	-	855.2	855.9
Revenues		228.6	630.0	454.3	1,194.8	1,564.5
Property-related operational expenses		(14.9)	(14.6)	(31.2)	(29.0)	(51.6)
Other property-related expenses		(14.8)	(15.9)	(29.9)	(36.4)	(55.1)
Project cost from sale of residential units	1	-	(430.6)	-	(802.3)	(800.4)
Administrative expenses		(14.2)	(9.7)	(26.2)	(22.9)	(46.8)
Share of profit in joint ventures	2	47.3	-	55.4	-	(0.4)
Operating profit before value adjustments		231.9	159.2	422.4	304.3	610.3
Change in market value of investment property		65.8	(261.6)	276.2	(248.1)	1,827.5
Operating profit		297.8	(102.4)	698.6	56.2	2,437.8
Realised financial items		(81.3)	(63.9)	(163.1)	(130.6)	(260.6)
Change in market value of financial instruments		(8.9)	(14.7)	87.4	(206.9)	(101.6)
Net financial items		(90.2)	(78.6)	(75.7)	(337.5)	(362.2)
Profit before income tax		207.5	(181.0)	623.0	(281.3)	2,075.6
Income tax (not payable)		(31.7)	10.9	(112.5)	10.4	(399.7)
Profit for the period		175.8	(170.1)	510.4	(270.9)	1,675.9
Earnings per share (NOK)		0.27	(0.34)	0.79	(0.55)	2.70
Profit before income tax and value adjustments		150.6	95.3	259.4	173.7	349.7

¹ Related to the sale of residential units in the project at Hasle in Oslo.

² Related to the share of profit/loss after tax for Nordr Eiendom and Forusbeen 35 in 2021.

Change in investment property value in Q2



Portfolio valuation by area Q2-2021

- External valuation conducted by Cushman & Wakefield and Akershus Eiendom
- Positive fair value adjustment of NOK 66 million for properties owned 100%

Area	Total space (m ²)	WAULT (years)	Valuation ¹⁾		Gross rent per year NOK mill.	Net yield ²⁾ (%)	Vacancy based on market rent ³⁾ (%)	Net yield fully let (%)
			NOK mill.	NOK/m ²				
CBD	145,908	4.3	14,704.6	100,780	500.7	3.1	3.2	3.3
Nydalen	67,930	3.7	1,873.2	27,575	96.3	4.7	15.3	5.6
Fornebu	256,638	7.6	6,568.9	25,596	371.4	5.2	8.3	5.7
Hasle	10,684	6.8	310.7	29,083	14.6	4.3	8.9	4.7
Total Portfolio	481,159	5.5	23,457.4	48,752	983.1	3.9	6.6	4.2
Sandakerveien 138-140 project	24,131		530	21,961	-	-		
Total incl. Sandakerv. 138-140	505,291		23,987.4	47,472	983.1	3.8		

1) Nydalen excluding part of Sandakerveien 138-140 as preparations are being made for a development / refurbishment project.

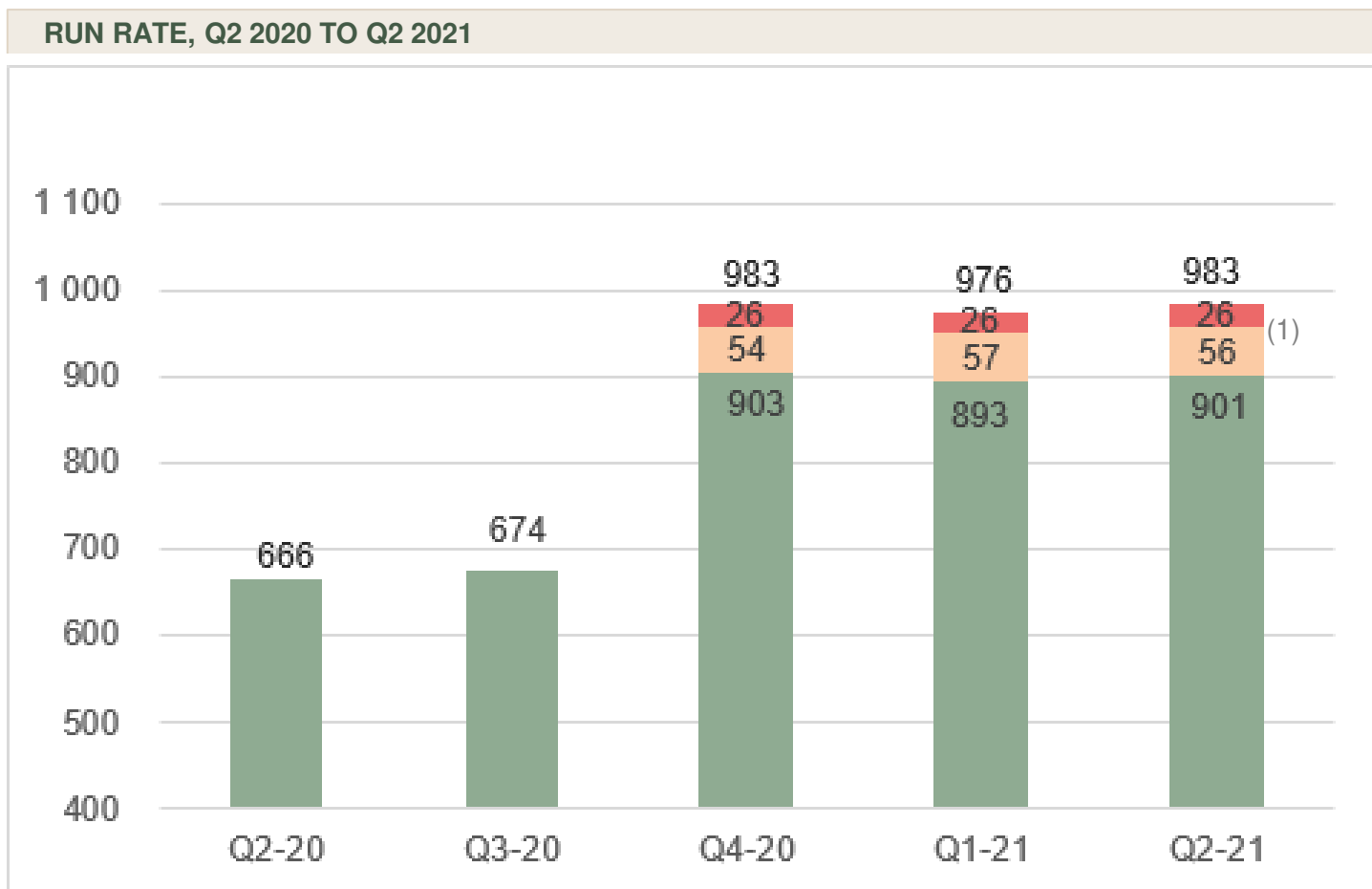
¹ 50% of Forusbeen 35 was sold in Dec-20 and it is therefore not included in this table. Fornebu valuation includes non-current receivables amounting to NOK 306.1 million, related to the rental guarantee provided by the seller of the property at Snarøyveien 30.

² For illustration; based on rents as of June 30, 2021 and estimated long term property expenses of 8 per cent. Net yield for Nydalen has been calculated excluding Sandakerveien 138-140 (former Gullhaugveien 9-13) as a zoning process for conversion is initiated for the property.

³ Vacancy calculated as market rent in vacant space, using market rent estimated by Cushman & Wakefield. Vacancy and run rate are calculated excluding part of Sandakerveien 138-140 (former Gullhaugveien 9-13) where a zoning process for conversion is initiated.



Run rate last 5 quarters

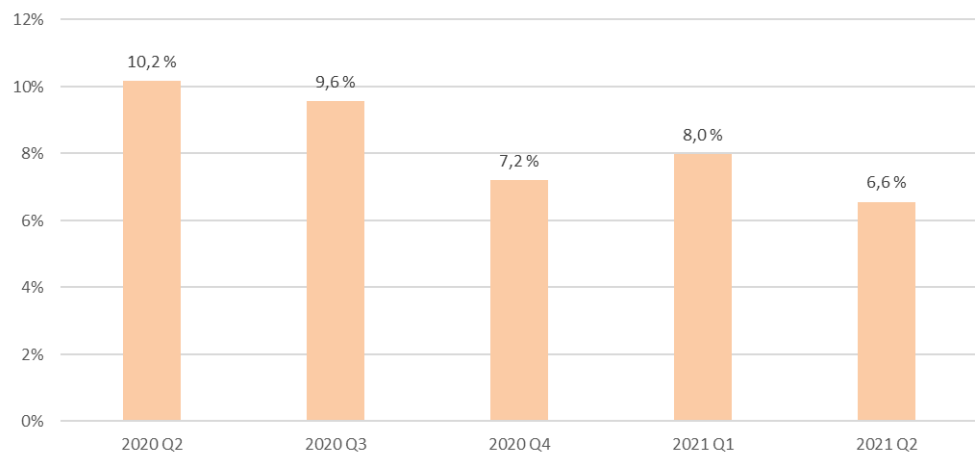


(1) MNOK 56 from Telenor and MNOK 26 for premises rented to ABB, starting March 2022

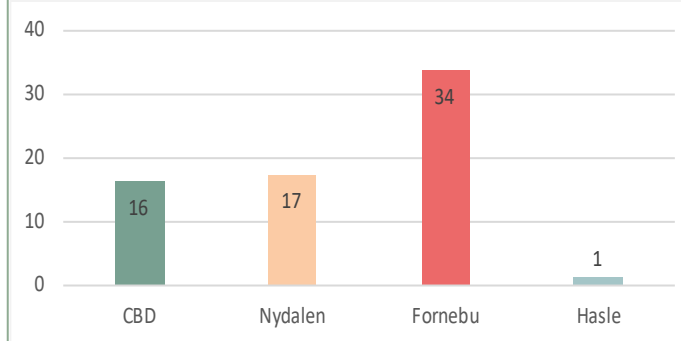


Vacancy based on market rent

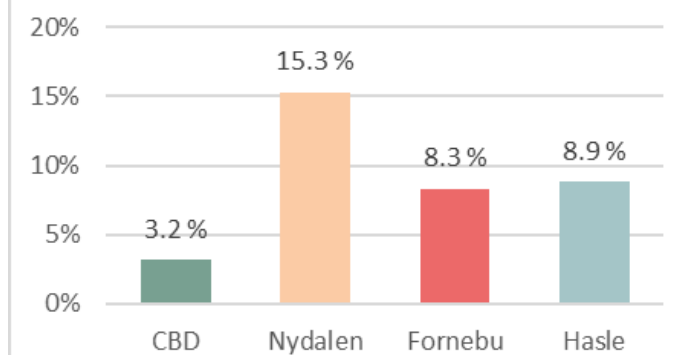
MARKET RENT VACANCY, LAST 5 QUARTERS



MARKET RENT VACANCY FOR EACH AREA (MNOK RUN RATE)



VACANCY SPLIT ON AREA



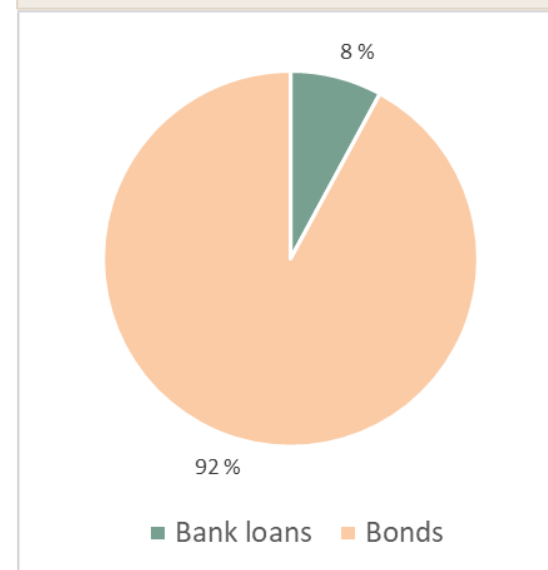
Financial position

Interest bearing debt and hedging		30.06.2021
Total interest-bearing debt	NOK million	11 748
Property value	NOK million	23 987
Net Loan to value ¹	Per cent	48.0
Cash and cash equivalents	NOK million	133
Interest-bearing receivables	NOK million	108
Unused committed credit facilities	NOK million	1 400
Average remaining duration. Hedging	Years	6.5
Average interest rate (including margin)	Per cent	2.77
Average margin	Per cent	1.37
Average remaining duration. Borrowing	Years	4.7
Hedging ratio ²	Per cent	75.6
WAULT	Years	5.5

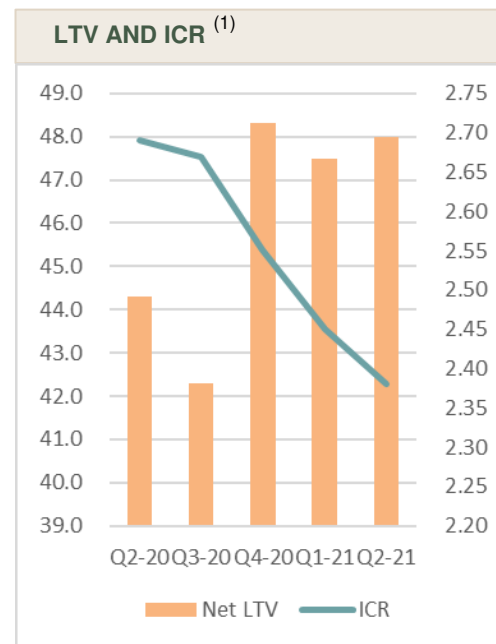
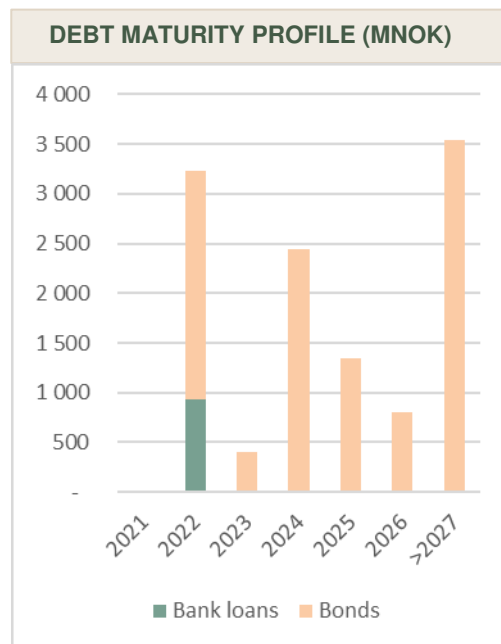
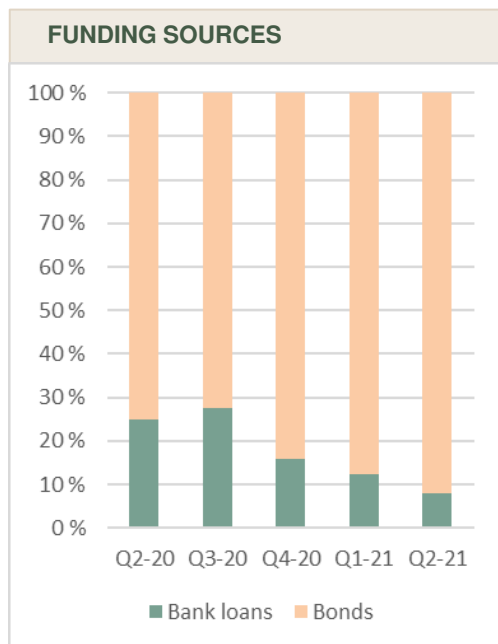
¹ Net loan to value = interest bearing debt net of cash and interest-bearing receivables divided by gross property value

² Calculated as the amount of interest hedging / total interest-bearing debt

FUNDING SOURCES 30.06.2021



Financing



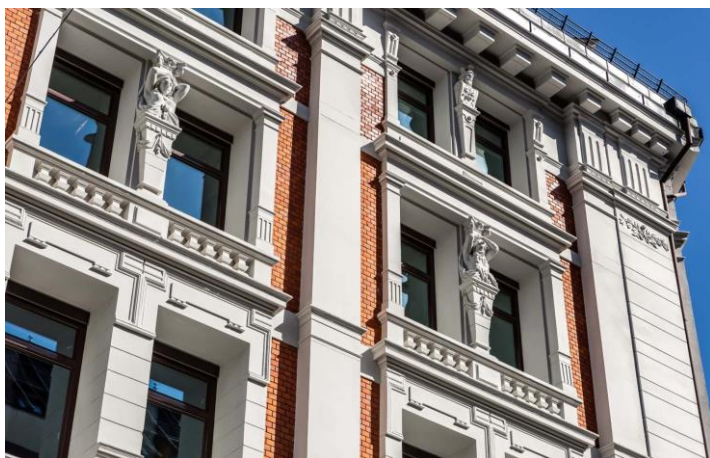
- **Diversified sources of funding**
 - 10.8 bn in bonds Q2 2021, including new 650 mill green bond

- **Diversified maturity profile**
 - Average remaining time to maturity Q2 2021 is 4.7 years

- **LTV below long time target**
 - Net LTV 48.0% as of Q2 2021

Refurbishments in 2021

Area	Property	Tenant	Area (sqm)	Quarter Finalized
Aker Brygge	Verkstedhallene	EconPartner	800	Q3 2021
Aker Brygge	Verkstedhallene	Maverix Media	650	Q3 2021
Aker Brygge	Verkstedhallene	Mirai Technologies	950	Q3 2021
CBD	Lille Grensen 7	Palmer Group	550	Q4 2021
Fornebu	Snarøyveien 30	ABB	13 000	Q1 2022



:: LILLE GRENSEN 7. CBD:



:: SNARØYVEIEN 30. FORNEBU:

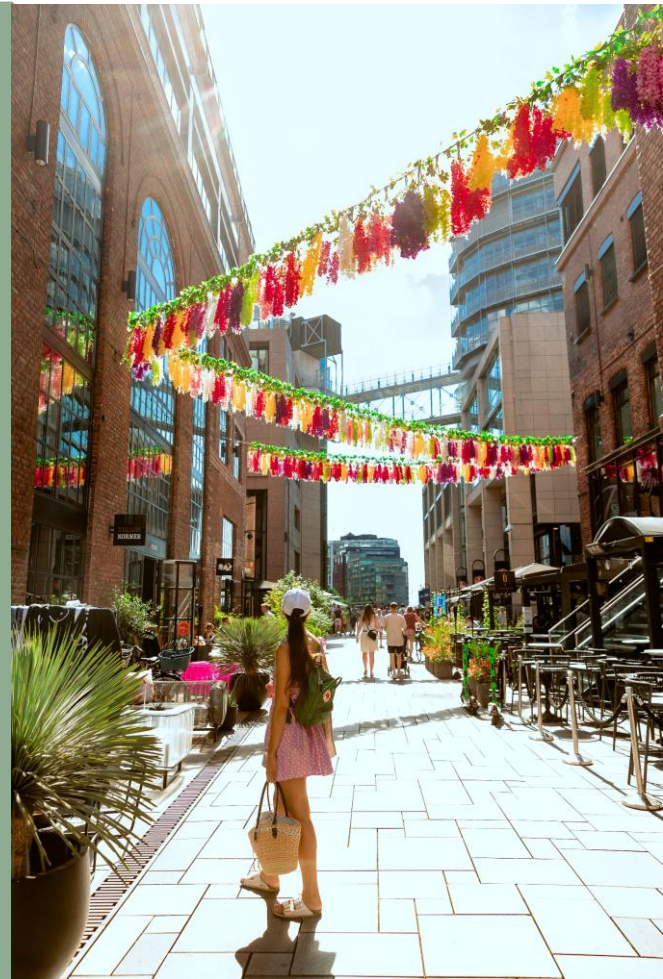


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Summary

- **Dividend for Q2 2021 NOK 0.10**
 - Ex date: 13th July
- **Strategic acquisition**
- **Topline growth**
- **Operational focus going forward**
 - Pursue opportunities
 - Rental activities
 - Financing



Q & A

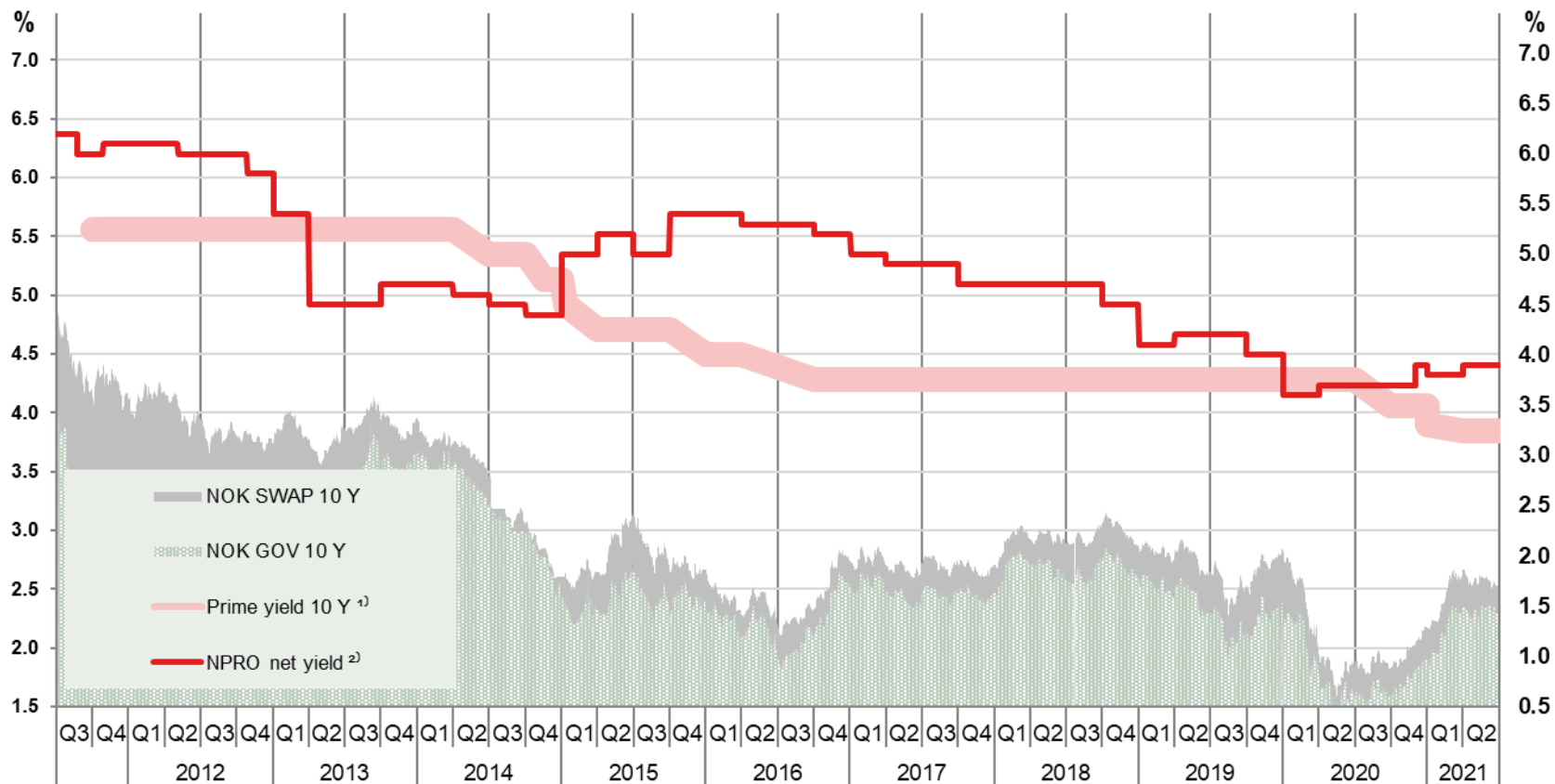




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- **Appendix**

Yield spread



¹ Source: Akershus Eiendom

² NPRO net yield as summarised in slide; Portfolio valuation Q2-2021

Balance sheet – Q2 2021

NOK million	Note	30.06.2021	30.06.2020	31.12.2020
Investment property		23,573.8	16,332.6	23,087.6
Owner-occupied property		100.5	88.6	97.6
Property, plant and equipment		36.0	38.9	37.8
Investment in joint ventures	1	1,048.8	-	1,013.6
Inventory	2	-	1.1	-
Receivables		492.0	89.8	460.6
Cash and cash equivalents		132.6	204.7	665.8
Equity		11,924.6	7,929.7	11,560.9
Deferred tax		1,381.4	855.8	1,268.0
Long term interest bearing debt		10,721.0	5,672.9	10,700.6
Short term interest bearing debt		1,027.5	1,805.1	1,396.4
Market value financial derivatives (net)		89.7	282.3	177.0
Net other debt		239.6	209.8	260.0
Equity ratio (%)		47.0	47.2	45.5
NAV per share, book value of equity (NOK)		18.53	16.06	17.96
NAV, adjusted per share (NOK)		22.24	18.09	21.48
NNNAV per share (NOK)		20.87	16.67	19.89

¹ Related to the investment in Nordr.

² Related to residential units under construction in 2020 at Hasle in Oslo.

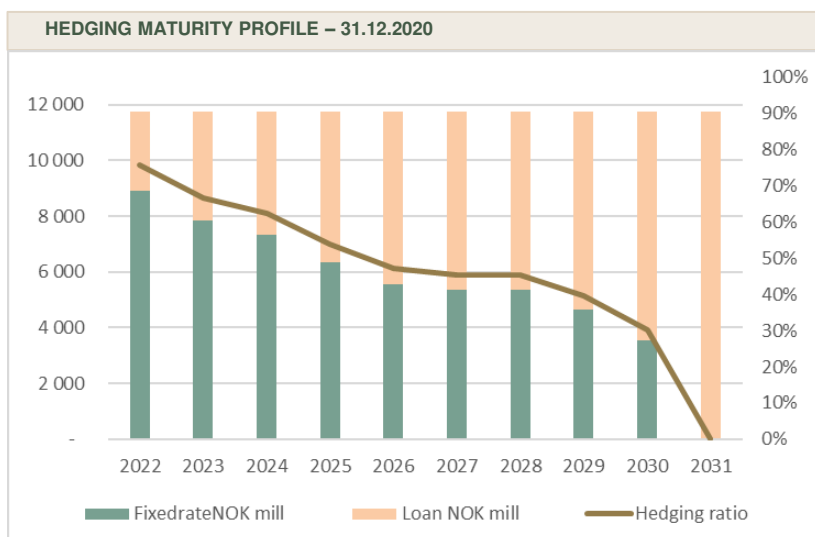
Cash flow – Q2 and YTD 2021

NOK million	Note	Q2 2021	Q2 2020	YTD Q2 2021	YTD Q2 2020	Full year 2020
Cash flow from profit and loss before fair-value adj.		104.7	97.1	206.6	176.6	356.9
Change in property-related inventory and other short-term items	1	-	356.1	-	626.6	600.0
Change in short-term items		(88.1)	(23.8)	(11.5)	9.0	50.9
Cash flow from operating activities		16.7	429.3	195.1	812.2	1,007.8
Purchase of tangible assets		(192.0)	(60.1)	(248.2)	(170.1)	(5,197.4)
Other investment activities	2	-	-	-	-	(1,020.1)
Cash flow from investment activities		(192.0)	(60.1)	(248.2)	(170.1)	(6,217.5)
Net change in interest bearing debt		149.6	(361.2)	(350.8)	(684.6)	3,950.6
Paid dividend		(64.4)	-	(128.7)	(34.6)	(34.6)
Capital increase		(0.0)	-	(0.7)	-	1,677.7
Net cash flow from financing activities		85.3	(361.2)	(480.1)	(719.2)	5,593.7
Net change in cash		(90.1)	8.1	(533.2)	(77.1)	384.0
Net cash at end of period		132.6	204.7	132.6	204.7	665.8

¹ Related to residential units under construction in 2020 at Hasle in Oslo.

² Related to the investment in Nordr in 2020.

Interest rate hedging

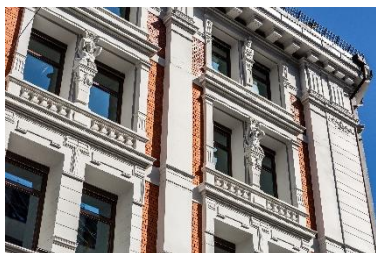


Interest rate risk:

- 50-100% of the group's debt shall be hedged.
- Average remaining time to maturity shall be 3-6 years.
- Hedging ratio 30.06.2021 was 75.6% and remaining average time to maturity was 6.5 years.
- Diversified maturity profile to avoid exposure to interest levels.

	Fixed rate instruments ²		Forward starting swaps ³			Average credit margin	
	Amount (NOKm)	Interest rate (%)	Amount	Interest rate (%)	Tenor (years)	Amount (NOKm)	Credit margin (%)
<1 year	3 351.1	0.64 %				400.0	1.20 %
1-2 years	650.0	3.39 %				3 230.0	1.12 %
2-3 years	600.0	2.07 %				400.0	1.06 %
3-4 years	1 105.0	1.80 %				2 443.0	1.18 %
4-5 years	200.0	2.51 %				1 350.0	1.34 %
5-6 years	350.0	1.95 %				800.0	1.00 %
6-7 years	- 0.0	0.00 %					
7-8 years	300.0	2.23 %					
8-9 years	1 000.0	1.79 %					
9-10 years	4 042.0	1.16 %				3 542.0	1.85 %
>10 years	- 0.0	0.00 %					

Overview and key figures



Key figures as of 30th June 2021

Properties ¹⁾	no	29
Portfolio size (ex. new space in redev. Projects) ²⁾	m ²	505,291
Average size per property	m ²	17,424
Gross rent per year (run rate)	NOK mill.	983
Operational expenses per year ³⁾	NOK mill.	79
Net rent per year (run rate)	NOK mill.	904
Average gross rent per m ² per year	NOK	1,946
Gross market value ²⁾	NOK mill.	23,987
Average value per property	NOK mill.	827
Average value per m ²	NOK	47,472
Gross yield, actual	%	4.2
Net yield, actual	%	3.9
WAULT ²⁾	Years	5.5
CPI adjustment ⁴⁾	%	99.9
Vacancy, calculation based on market rate ⁴⁾	%	6.6

1) Including Forusbeen 35 which is owned 50%

2) Not including Forusbeen 35

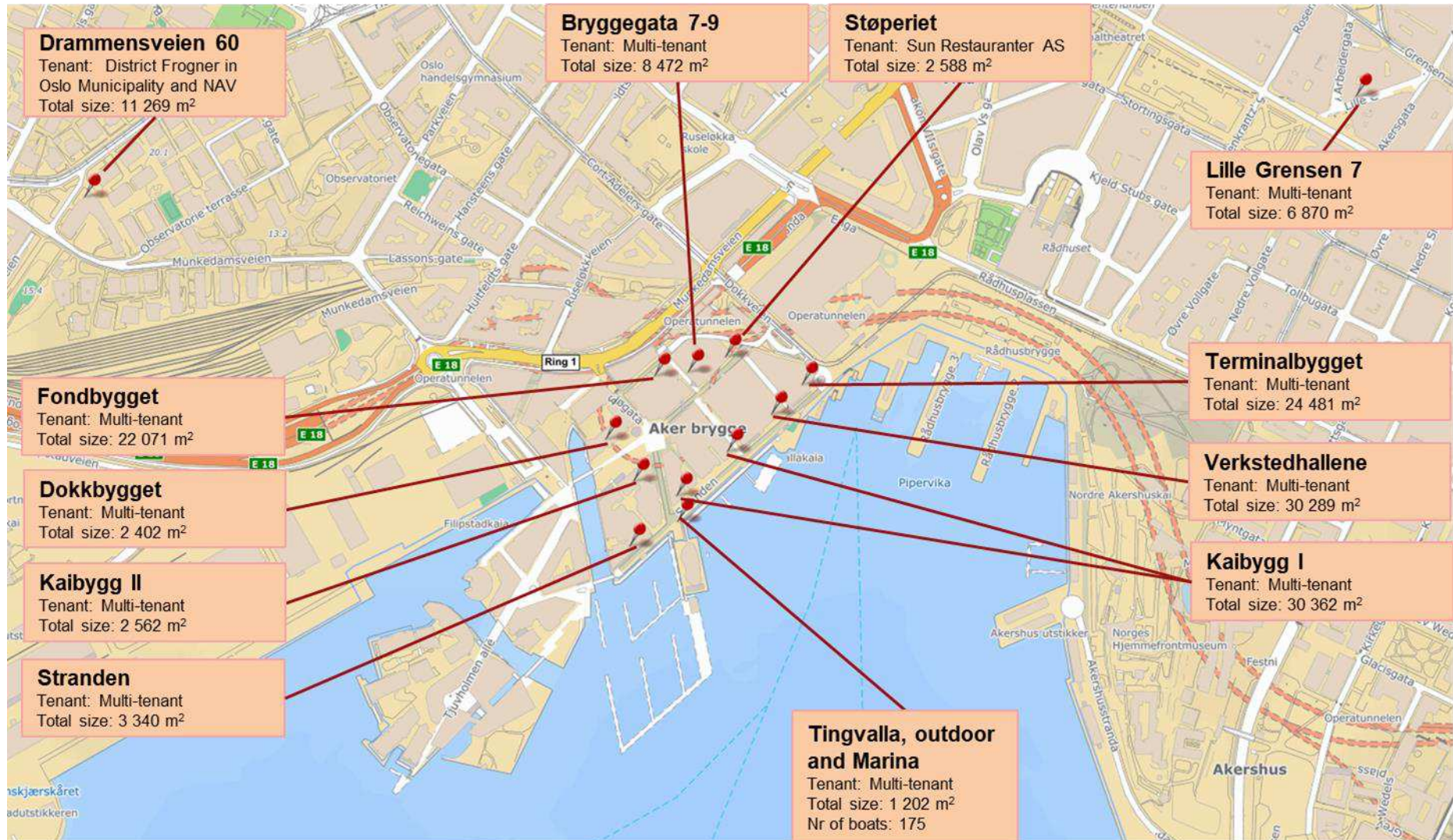
3) For illustration; based on estimated long term property expenses of 8 per cent of gross rent. Net yield is 3.9 if the value of part of Gullhaugveien 9-13 is excluded from the calculation.

4) Calculation of vacancy is based on Market rate as estimated by Cushman & Wakefield. Not including Forusbeen 35 and part of Gullhaugveien 9-13 as zoning process is ongoing.

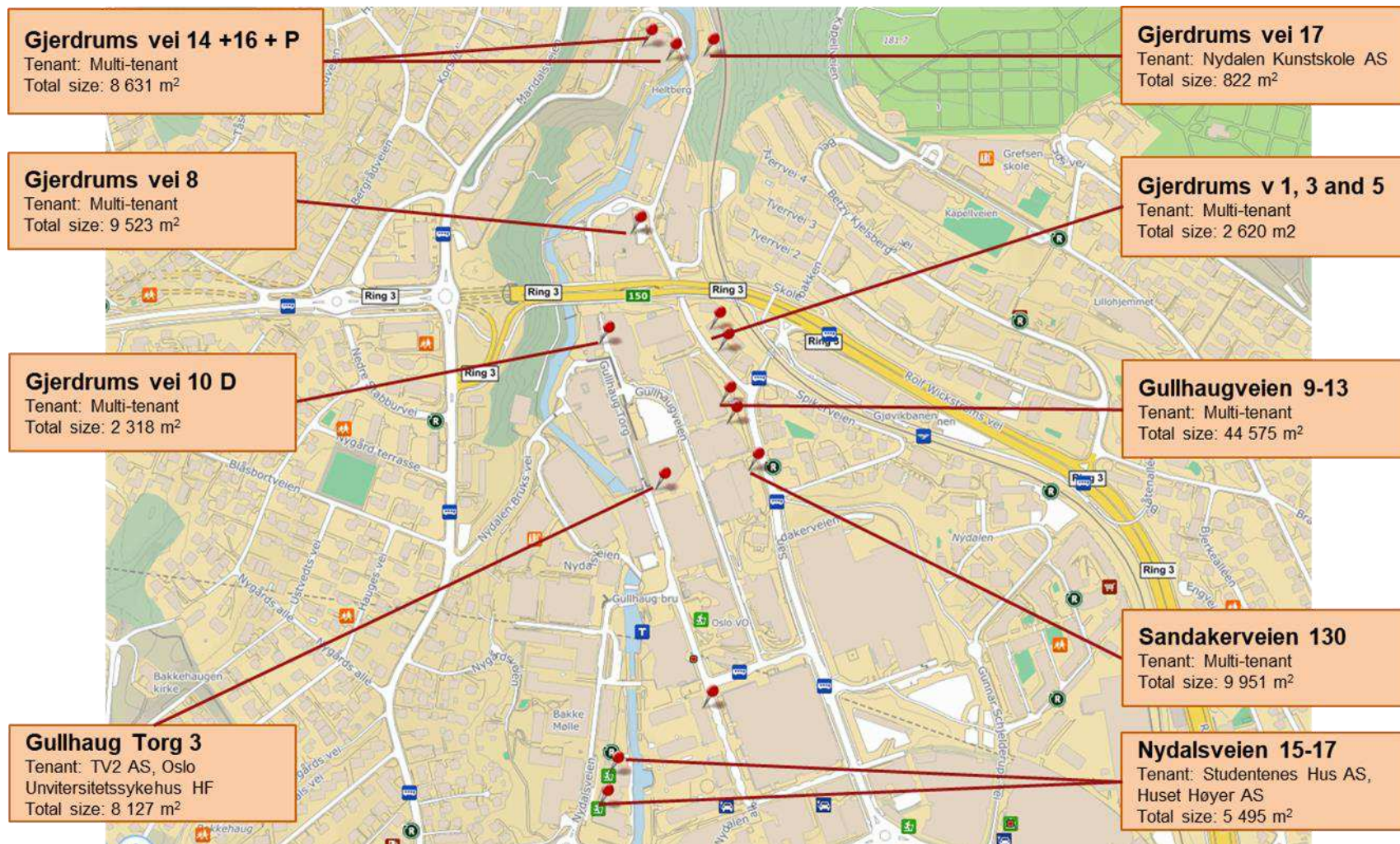




CBD



Nydalen



Other

Vinslottet

- 8 922 m² retail
- 284 m² warehouse
- 1 479 m² parking



Snarøyveien 36

- 40 985 m² office
- 17 213 m² parking

Snarøyveien 30

- 144 563 m² office
- 7 200 m² warehouse
- 45 578 m² parking
- 1 098 m² other



Property details Q2-2021

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	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m ²	Market rent vacancy	CPI	WAULT per June 2021	Run rate per June 2021
	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
CBD										
Bryggegate 7-9	6,384	2,088	0	0	0	8,472	0.0	98.0	2.8	28.2
Dokkbygningen	2,098	248	0	56	0	2,402	0.0	100.0	5.7	4.8
Drammensveien 60	8,975	0	1,890	404	0	11,269	0.0	100.0	8.0	28.7
Fondbygget (incl. Felix)	13,073	2,492	1,044	0	5,461	22,071	0.1	100.0	5.0	60.2
Lille Grensen 7	4,508	2,199	163	0	0	6,870	12.4	100.0	4.9	21.2
Kaibygning I (Stranden 5)	21,112	6,334	2,349	0	567	30,362	0.6	100.0	3.8	113.8
Kaibygning II	0	1,716	846	0	0	2,562	3.8	100.0	4.5	7.9
Stranden	2,684	158	24	474	0	3,340	0.3	100.0	5.2	11.9
Støperiet	0	2,588	0	0	0	2,588	0.0	100.0	3.1	5.6
Terminalbygget (Stranden 1)	17,771	3,225	1,678	1,387	421	24,481	0.0	100.0	4.0	103.8
Tingvallautstikkeren, uteareal og marina ¹	0	1,202	0	0	0	1,202	0.0	100.0	6.5	26.4
Verkstedhallene (Stranden 3)	19,206	7,737	2,588	0	758	30,289	12.3	100.0	2.9	88.2
Total CBD	95,811	29,987	10,582	2,321	7,207	145,908	3.2	99.9	4.3	500.7

¹ Adjusted for normal seasonal short term contracts

Property details Q2-2021

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	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Market rent vacancy	CPI	WAULT per June 2021	Run rate per June 2021
	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million
Nydalen										
Gjerdrums vei 10 D	2,140	0	178	0	0	2,318	2.4	100.0	4.4	4.2
Gjerdrums vei 14, 16 and 16 P-house	5,363	0	976	2,292	0	8,631	6.3	100.0	3.2	11.1
Gjerdrums vei 17	806	0	16	0	0	822	5.9	100.0	1.8	1.2
Gjerdrums vei 3	0	0	0	0	463	463	42.6	100.0	0.4	0.6
Gjerdrums vei 5	1,843	0	258	0	55	2,157	16.6	100.0	1.9	2.1
Gjerdrums vei 8	7,726	0	633	1,164	0	9,523	12.4	100.0	3.4	13.8
Gullhaug Torg 3	7,793	0	334	0	0	8,127	0.1	100.0	3.4	15.2
Sandakerveien 138-140 (Gullhaugvn 9-13)	23,504	0	7,328	13,743	0	44,575	36.5	100.0	2.3	21.1
Nydalsveien 15	3,711	0	65	0	28	3,804	0.6	100.0	4.9	7.5
Nydalsveien 17	0	1,691	0	0	0	1,691	0.0	100.0	3.7	5.0
Sandakerveien 130	5,542	0	1,047	3,362	0	9,951	9.0	100.0	6.6	14.4
Total Nydalen	58,428	1,691	10,835	20,561	546	92,061	15.3	100.0	3.7	96.3

¹ Part of Sandakerveien 138-140 is not included in the calculation of run rate and vacancy as preparations are being made for a development / refurbishment project.



Property details Q2-2021

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	Property facts						Rent facts			
	Space split									
Property	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2	Market rent vacancy	CPI	WAULT per June 2021	Run rate per June 2021
	m ²	m ²	m ²	m ²	m ²	m ²	%	%	Years	NOK million

Fornebu

Snarøyveien 30	144,563	0	7,200	45,578	1,098	198,439	0.0	100.0	8.2	333.3
Snarøyveien 36	40,659	0	327	17,213	0	58,199	47.0	100.0	2.8	38.1
Total Fornebu	185,222	0	7,527	62,791	1,098	256,638	8.3	100.0	7.6	371.4

Hasle

Vinslottet	0	8,922	284	1,479	0	10,684	8.9	100.0	6.8	14.6
Total Hasle	0	8,922	284	1,479	0	10,684	8.9	100.0	6.8	14.6
GROSS TOTAL	339,461	40,600	29,228	87,151	8,851	505,291	6.6	99.9	5.5	983.1



Largest shareholders as of 30 June 2021

Name	Ownership (%)	Shares held	Acc Type	Nationality
GEVERAN TRADING CO LTD	80.50	523,101,043	ORD	CYP
FOLKETRYGDFONDET	14.7	95,766,570	ORD	NOR
NORWEGIAN PROPERTY ASA	1.0	6,250,000	ORD	NOR
DANSKE BANK AS	0.7	4,262,801	ORD	DNK
BANAN II AS	0.2	1,596,000	ORD	NOR
SANDEN AS	0.2	1,584,078	ORD	NOR
Skandinaviska Enskilda Banken AB	0.1	884,883	NOM	FIN
Morgan Stanley & Co. International	0.1	823,715	ORD	GBR
CACEIS Bank	0.1	811,156	NOM	NLD
Skandinaviska Enskilda Banken AB	0.1	697,296	NOM	FIN
SELSA AS	0.1	467,254	ORD	NOR
CARUCEL INVEST AS	0.1	356,664	ORD	NOR
MATTIS AS	0.1	346,691	ORD	NOR
ECKHOFF HOLDING AS	0.1	346,090	ORD	NOR
SURFSIDE HOLDING AS	0.0	300,000	ORD	NOR
FUNDER	0.0	296,000	ORD	NOR
J.P. Morgan Bank Luxembourg S.A.	0.0	284,244	NOM	SWE
CAMVECTI HOLDING AS	0.0	275,686	ORD	NOR
INTERTRADE SHIPPING AS	0.0	250,000	ORD	NOR
J.P. MORGAN SECURITIES PLC	0.0	246,260	ORD	GBR
Total top 20 shareholders	98.3	638,946,431		12/20 NOR

Disclaimer

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 2019. 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.