



NORWEGIAN
PROPERTY

3rd Quarter 2024

October 15, 2024



Agenda

- Highlights
- Markets and operations
- Financial update
- Closing remarks
- Appendix

Highlights Q3

- Rental income of NOK 361 million
 - Up 30% from NOK 276 million last year Q3
- Operating profit before value adjustments of NOK 280 million
 - Up 21% from last year Q3
- Profit before income tax and value adjustments of NOK 88 million, down 26% from last year Q3

- Positive fair value adjustment of investment property of NOK 170 million (0,6%) and NOK 493 million (1,8%) YTD
- Another quarter with solid operational performance and cost control

Successful refinancing in bond market

- New 3Y bonds of NOK 545 million, 115 bps margin



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Rental Update

Net Lease Q3 2024



New and renegotiated leases

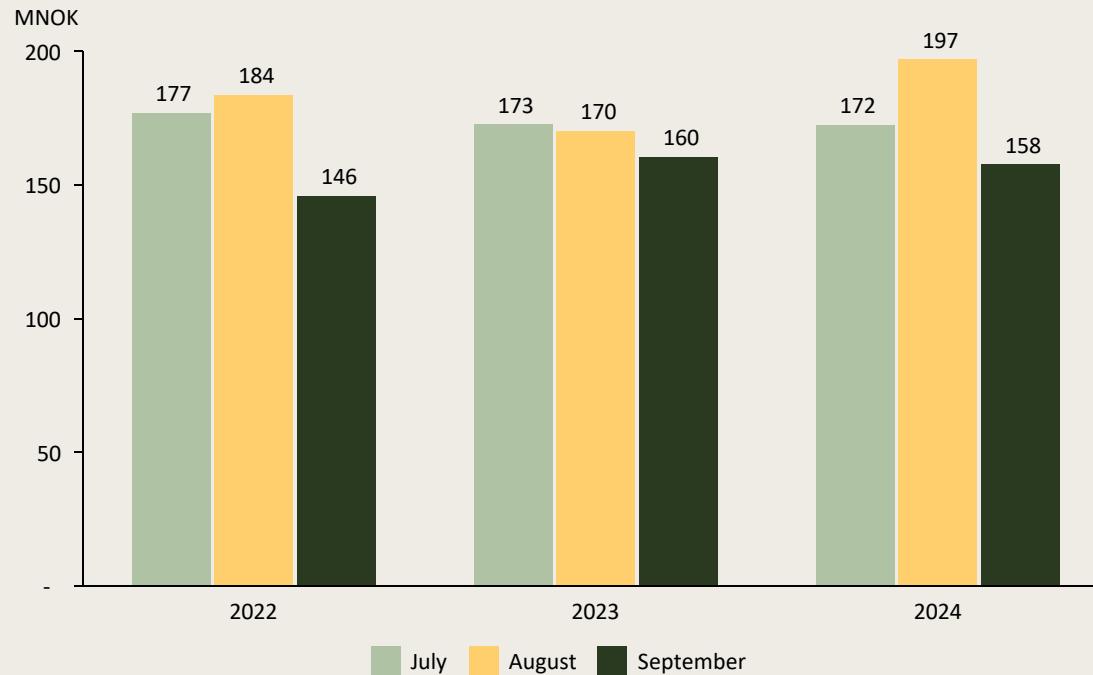


- MNOK 14 in new contracts
- Net lease of MNOK 1

Turnover – Aker Brygge

Q3 2024 MNOK 527 (+4,8% vs Q3 2023)

- Strong turnover in August



Main activities and highlights for Q3:

- Family event with a Lego theme was arranged in August
- Annual boat fair took place in September



Green bond framework updated

Rated: Light Green

- NPRO has a long-term sustainability strategy
- Our Green Bond Framework was published in 2020 and has been updated during Q3 2024.
- The climate strategy includes among others:
 - BREEAM In-Use certification of “Very Good”, along with an EPC level of at least C and “light green.”
 - Investments in energy efficiency and renewable energy production
 - Zero emission target in 2050
- Our updated Green Bond Framework is rated «Light Green» by S&P Global



Market trends

Rental market Oslo

- Stable rental market, but positive outlook for further office rental growth
- Limited supply of new build due to high construction and interest costs

Oslo transaction and financing market

- Optimistic view on the transaction market
 - No major transactions in the core areas have been disclosed this quarter
 - Indications of increased transaction volume in the next quarters
- Improved margins from all financing sources

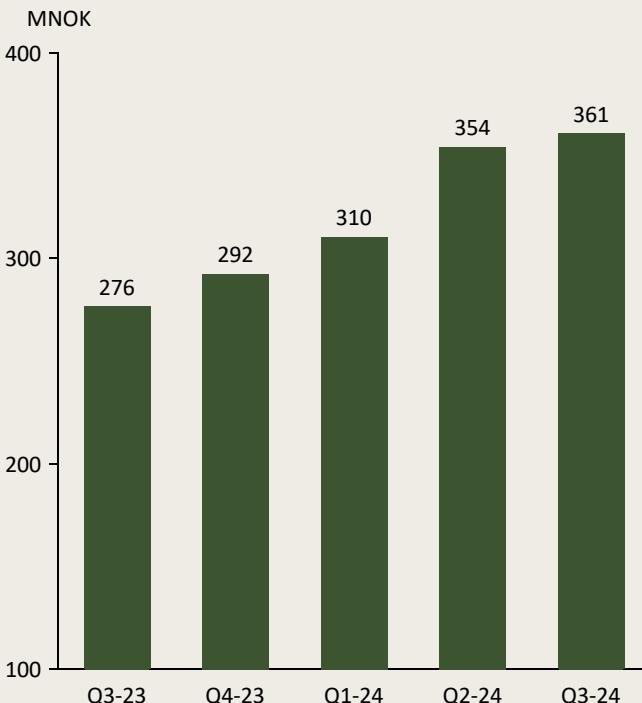


Agenda

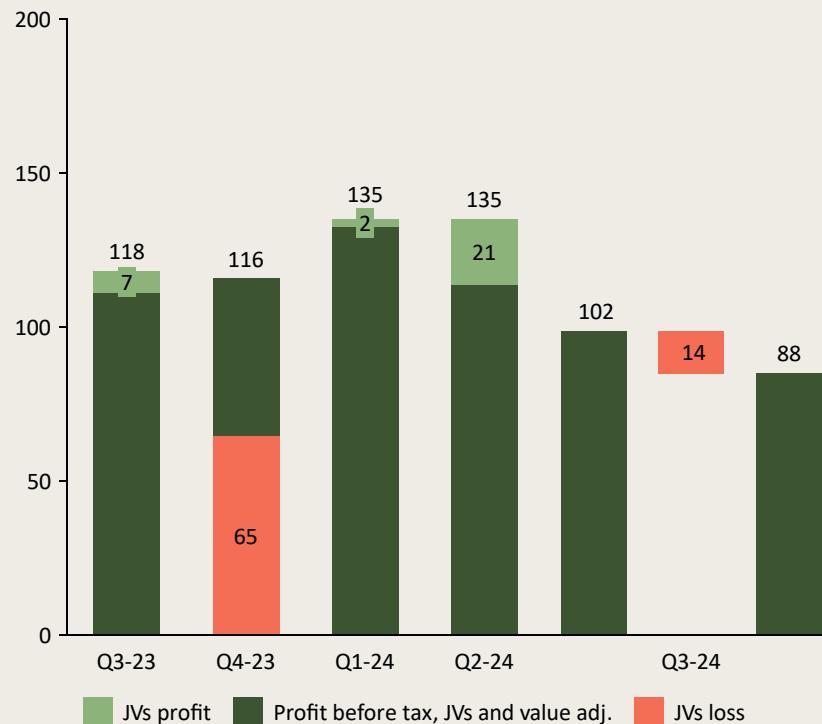
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Financial highlights

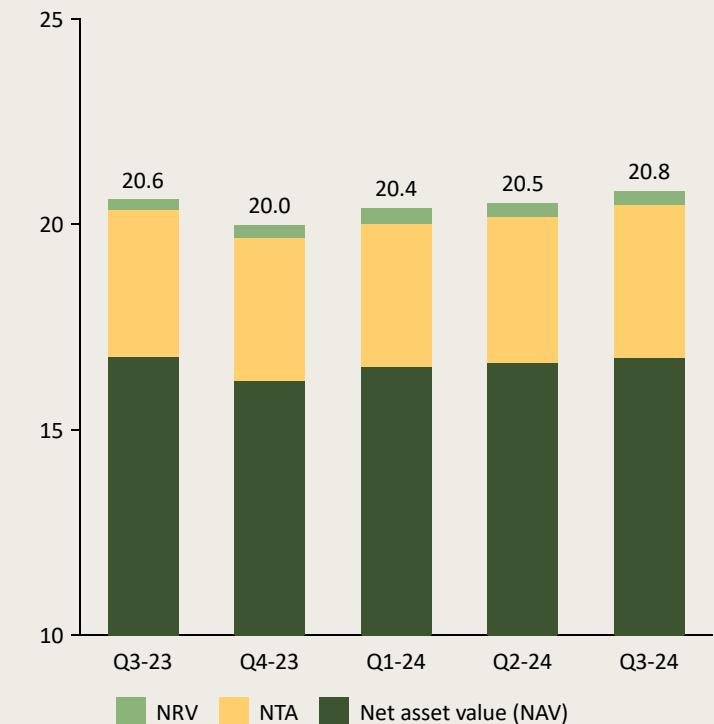
Rental Income (MNOK)



Profit Before Tax and Value Adj. (MNOK)



Value Per Share (MNOK)



Income statement – Q3 and YTD 2024

MNOK	Q3		YTD		Full year
	2024	2023	2024	2023	2023
Rental income	360.7	276.4	1 025.2	817.3	1 109.6
Revenues	360.7	276.4	1 025.2	817.3	1 109.6
Property-related operational expenses	(26.2)	(15.8)	(71.9)	(60.4)	(82.5)
Other property-related expenses	(20.0)	(19.2)	(65.1)	(56.6)	(73.9)
Administrative expenses	(20.7)	(17.1)	(51.6)	(47.0)	(67.5)
Share of profit in joint ventures*	(14.2)	6.9	9.5	8.8	(55.8)
Operating profit before value adjustments	279.6	231.2	846.0	662.0	829.8
Change in market value of investment property	169.9	(1 485.9)	492.5	(2 255.3)	(3 150.3)
Operating profit	449.6	(1 254.7)	1 338.5	(1 593.2)	(2 320.4)
Realised financial items	(191.8)	(113.1)	(488.2)	(324.8)	(441.6)
Change in market value of financial instruments	(36.4)	7.9	(5.9)	81.6	(3.9)
Net financial items	(228.2)	(105.2)	(494.1)	(243.2)	(445.4)
Profit before income tax	221.3	(1 360.0)	844.4	(1 836.4)	(2 765.8)
Income tax (not payable)	(44.3)	255.5	(214.6)	303.1	417.8
Profit for the period	177.1	(1 104.5)	629.8	(1 533.3)	(2 348.1)
Earnings per share (NOK)	0.28	(1.72)	0.98	(2.38)	(3.65)
Profit before income tax and value adjustments	87.9	118.1	357.8	337.2	388.3

*Related to Nordr and Forusbeen 35

Portfolio valuation by area Q3-2024

- External valuation conducted by Cushman & Wakefield combined with internal valuation
- Positive Q3 fair value adjustment of NOK 170 million for properties owned 100%
- Projects include Gjerdrums vei 1-5 and Gjerdrums vei 17 in Nydalen

Area	Total space	WAULT	Valuation ¹		Gross rent per year	Net yield ²	Vacancy based on market rent ³	Exit yield, weighted average ⁴
	m ²	Years	MNOK	NOK/m ²	MNOK	(%)	(%)	(%)
CBD	171 372	5.0	15 086	88 029	676.5	4.1	4.1	5.0
Nydalen excl. Projects	88 548	2.7	2 305	26 136	137.5	5.5	13.2	6.0
Fornebu	345 129	8.0	9 610	27 845	626.2	6.0	8.2	6.0
Hasle	10 684	4.3	274	25 658	18.9	6.4	5.1	6.4
Total Portfolio	615 733	6.0	27 275	44 312	1 459.1	4.9	6.9	5.5
Projects	3 594	N/A	101	27 977	3.5	N/A	N/A	N/A
Total Portfolio	619 328	6.0	27 385	44 217	1 462.6	4.9	6.9	5.5

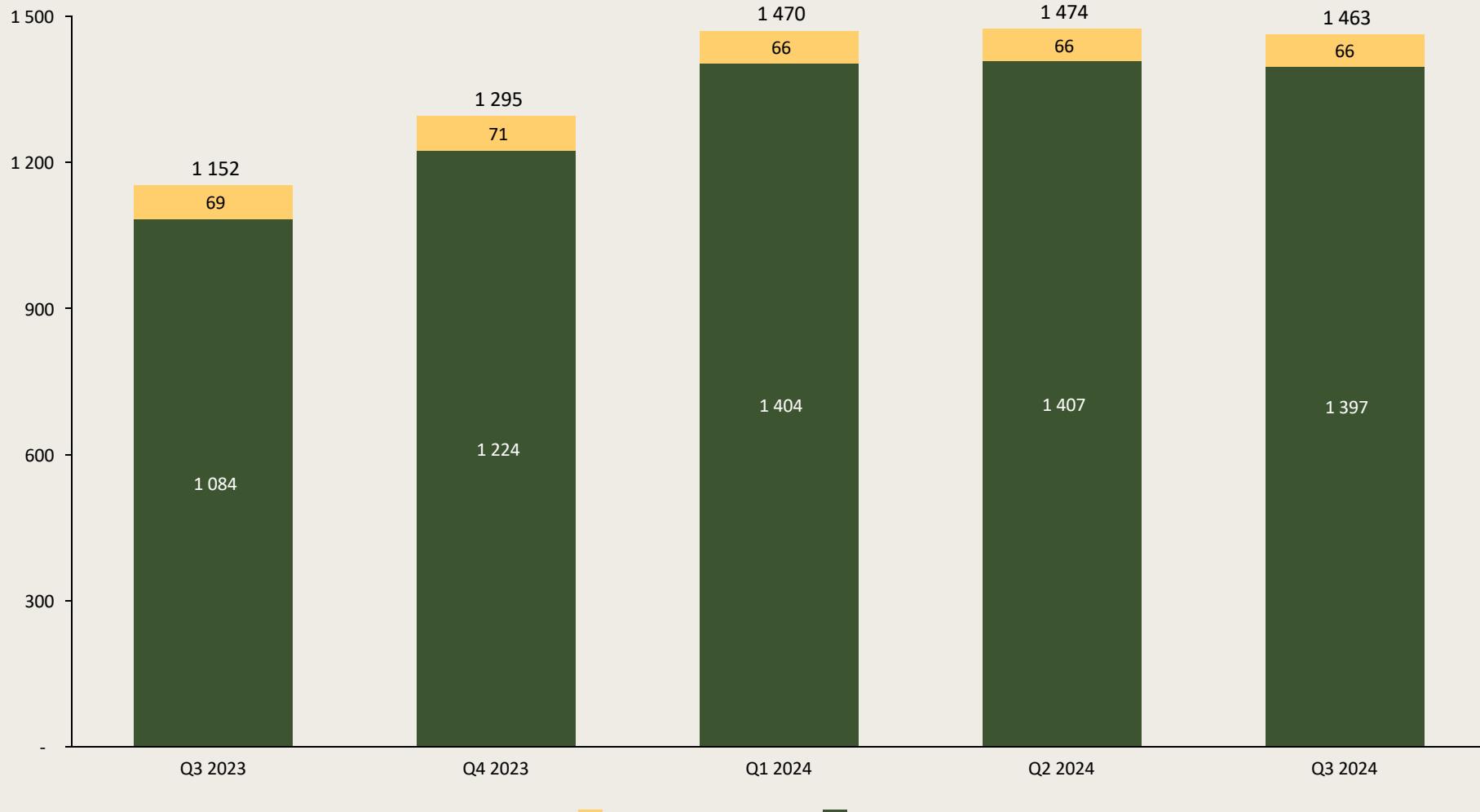
¹ Fornebu valuation includes non-current receivables amounting to NOK 147 million, related to the rental guarantee provided by the seller of the property at Snarøyveien 30.

² For illustration; based on rents as of September 30th, 2024, and estimated long term property expenses of 8 per cent.

³ Vacancy calculated as market rent in vacant space, using market rent estimated by Cushman & Wakefield.

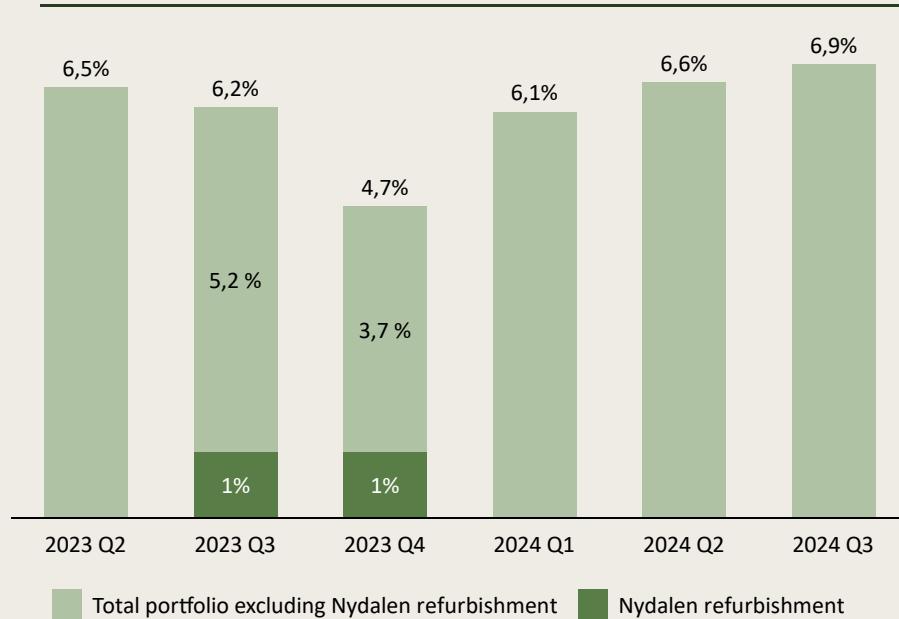
⁴ Weighted average exit yields in external and internal appraisals, ex Gjerdrums vei 1-5 and Aker Brygge Outdoor area.

Run rate last 5 quarters

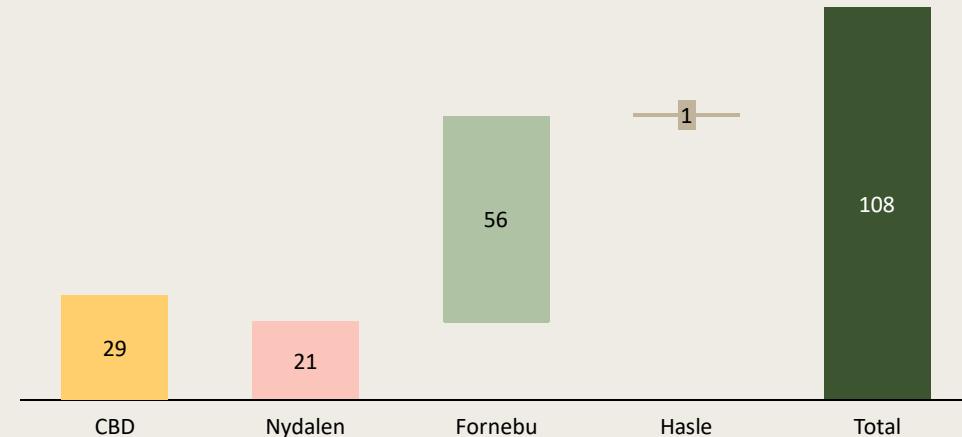


Vacancy based on market rent

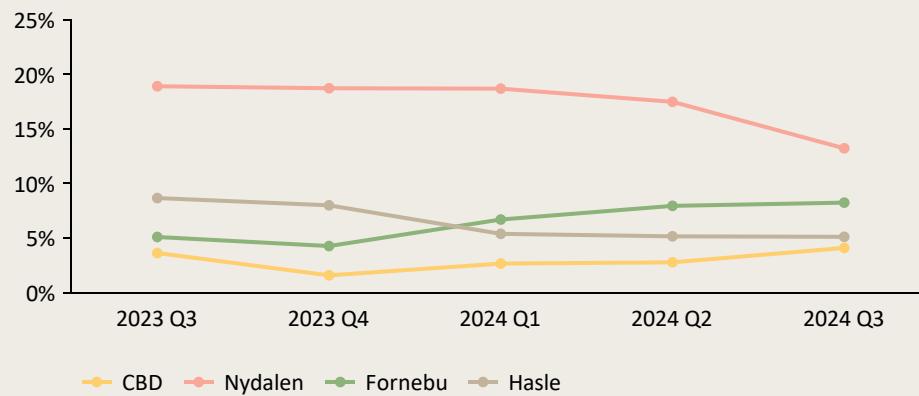
Market Rent Vacancy Last Five Quarters



Market Rent Vacany for Each Area (MNOK Run Rate)



Market Rent Vacancy Last Five Quarters by Area (%)



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Note: Vacancy calculated as market rent in vacant space, using market rent estimated by Cushman & Wakefield

Financial position

Interest bearing debt and hedging

30.09.2024

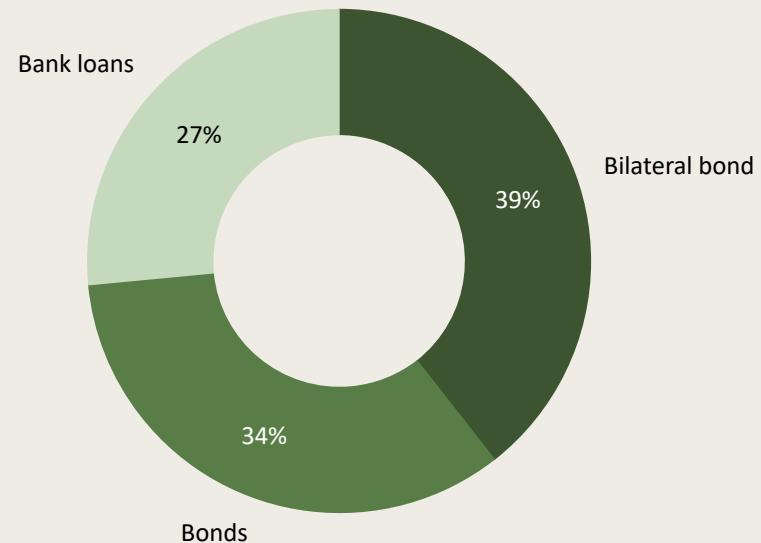
Total interest-bearing debt	MNOK	16 161
Property value	MNOK	27 385
Market Value of investment in JV	MNOK	1 992
Net Loan to value*	Per cent	53.3
Cash and cash equivalents	MNOK	338
Interest-bearing receivables	MNOK	176
Unused committed credit facilities **	MNOK	976
Average remaining duration. Hedging	Years	4.5
Average interest rate (including margin)	Per cent	4.76
Average margin	Per cent	1.73
Average remaining duration. Borrowing	Years	2.6
Hedging ratio***	Per cent	66.9
WAULT	Years	6.0

* Net loan to value = interest bearing debt net of cash and interest-bearing receivables divided by gross property value incl. NAV in Nordr

** Unuse committed credit facilities include NOK 545 million in new bonds which will refinance NOK 505 million bond maturing 7th October

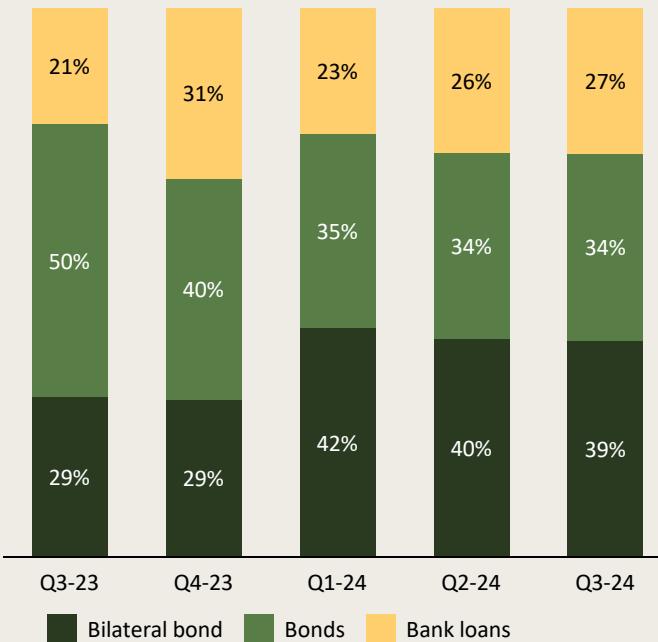
*** Calculated as the amount of interest hedging / total interest-bearing debt

Funding sources

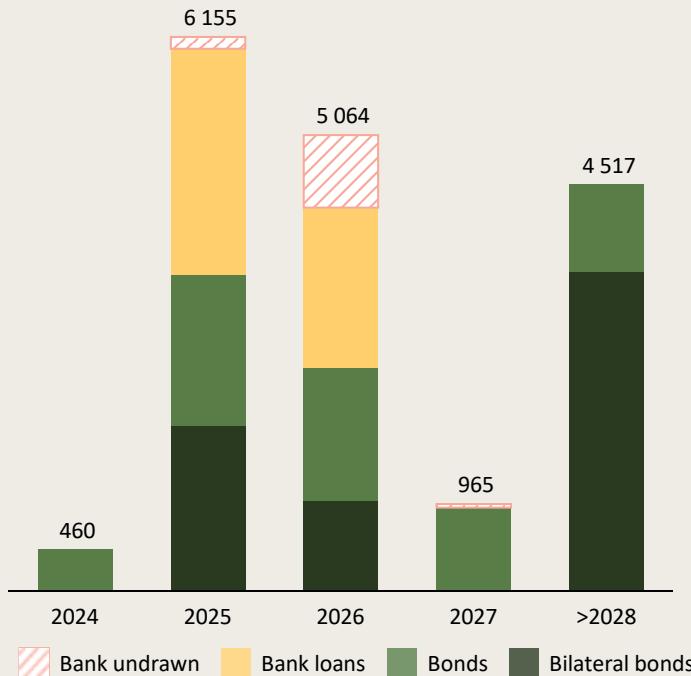


Financing

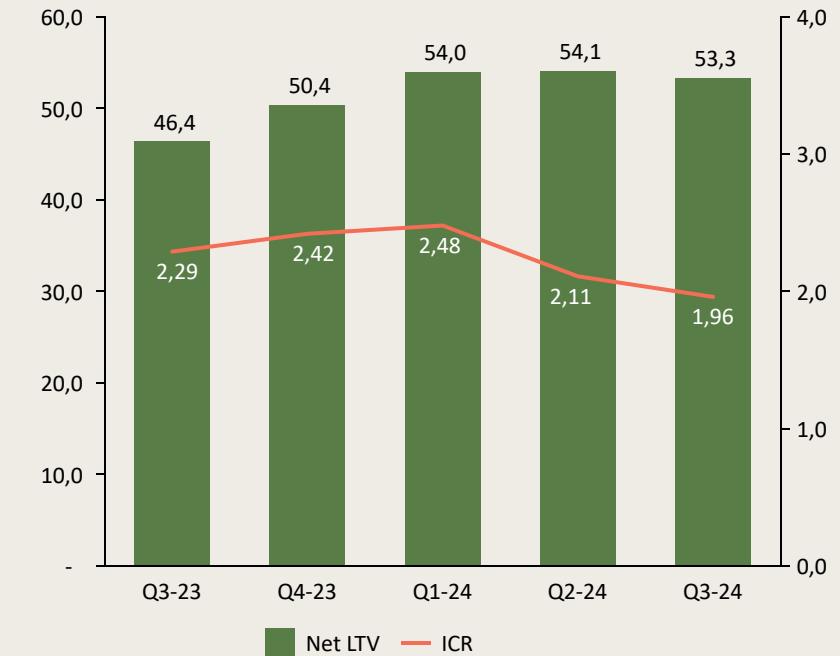
Funding Sources (%)



Debt Maturity Profile (MNOK)



LTV and ICR (MNOK)



- Diversified sources of funding

- 5.5 bn in listed bonds of which 779 m are green bonds.
- 6.4 bn in bilateral bonds, of which 1 bn are green bonds,
- 4.3 bn in bank loans (drawn amount)

- Diversified maturity profile

- Average remaining time to maturity Q3 2024 is 2.6 years. 379 MNOK of the undrawn bank facilities is dedicated to refinance remaining bonds maturing in 2024.
- 505 m bond maturing in October 2024 is replaced by new 545 m bond maturing in 2027.

- LTV below long-time target

- Net LTV 53.3 % as of Q3 2024, including the value of the investment in Nordr

Refurbishments as of Q3 2024

Area	Property	Tenant	Area (sqm)	Quarter finalized
Aker Brygge	Kaibygning I	CMS Kluge	5 780	Q2 2025
Fornebu	Martin Linges Vei 33	NOV Process & Flow Technologies	4 000	Q4 2024
Fornebu	Snarøyveien 30	Telenor Cyberdefence	1 200	Q1 2025
Nydalen	Gjerdrums vei 17	The entire building is being refurbished	820	Q3 2025
Nydalen	Sandakerveien 138	Proteket	1 100	Q4 2024
Nydalen	Sandakerveien 140	ITV	1 000	Q2 2025



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Summary

- Focus on our strong operational performance
- Ambitions to further grow the company
- Improved margins from all financing sources
- Continue to optimize our capital structure



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Balance sheet – Q3 and YTD 2024

MNOK	30.09.2024	30.09.2023	31.12.2023
Investment property	27 133.0	22 768.3	23 517.7
Owner-occupied property	103.9	148.9	144.9
Property, plant and equipment	29.0	28.8	30.3
Investment in joint ventures*	943.7	975.4	933.2
Receivables	472.7	555.5	1 008.1
Cash and cash equivalents	338.0	215.1	325.6
Equity	10 787.2	10 790.0	10 411.6
Deferred tax	1 575.0	1 587.9	1 360.5
Long term interest bearing debt	11 789.5	9 489.9	10 777.8
Short term interest bearing debt	4 371.2	2 649.7	3 210.6
Market value financial derivatives (net)	(135.6)	(226.9)	(141.4)
Net other debt	632.9	401.2	340.8
Equity ratio (%)	37.0	43.3	39.9
NAV per share, book value of equity (NOK)	16.76	16.77	16.18
Net Reinstatement Value (NRV), per share (NOK)	20.80	20.60	19.99
Net Tangible Assets (NTA), per share (NOK)	20.46	20.34	19.68
Net Disposal Value (NDV), per share (NOK)	18.38	18.36	17.85

*Related to the investment in Nordr.

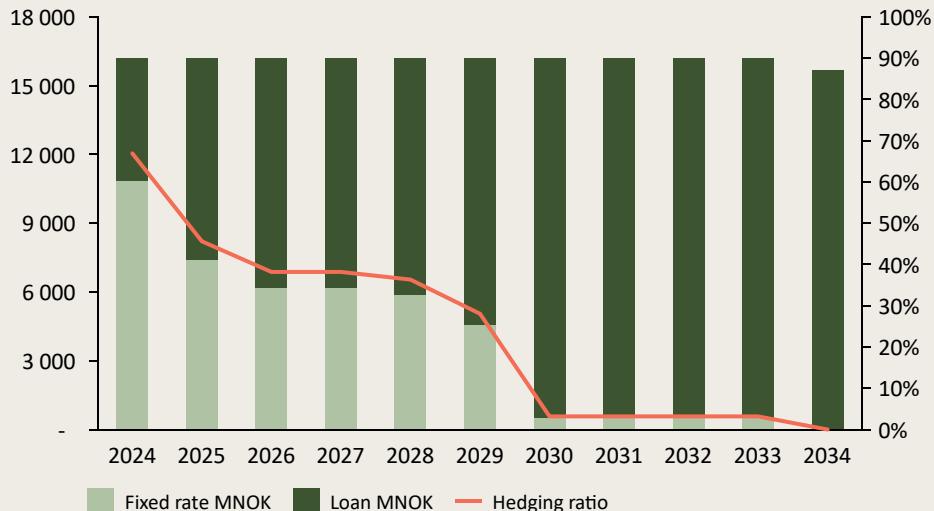
Cash flow – Q3 and YTD 2024

MNOK	Q3		YTD		Full year 2023
	2024	2023	2024	2023	
Cash flow from profit and loss before fair-value adj.	103.5	112.0	349.4	330.0	445.5
Change in rental guarantee receivables*	76.1	76.5	65.4	61.9	55.2
Change in short-term items	175.9	100.5	188.1	202.7	60.4
Cash flow from operating activities	355.5	289.1	602.9	594.6	561.1
Investments related to the acquisition of investment properties	0.0	0.0	(2 114.1)	0.0	(1 540.8)
Investment in and upgrading of investment properties	(120.6)	(90.9)	(378.5)	(240.2)	(460.0)
Net other investing activities	(5.8)	(38.9)	(18.5)	(39.0)	(413.7)
Cash flow from investment activities	(126.4)	(129.8)	(2 511.1)	(279.2)	(2 414.4)
Net change in interest bearing debt	(60.0)	0.0	2 178.0	(44.0)	1 816.0
Paid dividend	(90.1)	(80.4)	(257.4)	(241.3)	(321.8)
Capital increase					499.7
Net cash flow from financing activities	(150.1)	(80.4)	1 920.6	(285.4)	1 993.9
Net change in cash	79.0	78.8	12.4	30.1	140.5
Net cash at end of period	338.0	215.1	338.0	215.1	325.6

*Related to Snarøyveien 30

Interest rate hedging Q3 2024

Hedging maturity profile



Maturity profile interest rates		Average credit margin		
	Amount (NOKm)	Interest rate (%)	Amount (NOKm)	Credit margin (%)
<1 year	7 649.7	4.14 %	3 954.0	1.97 %
1-2 years	1 329.0	1.50 %	4 919.0	1.42 %
2-3 years	1 000.0	4.34 %	2 370.0	1.99 %
3-4 years	300.0	2.23 %	545.00	1.15 %
4-5 years	840.0	2.82 %		
5-6 years	1 000.0	1.62 %	975.0	1.45 %
6-7 years	3 542.0	1.10 %	3 542.0	1.85 %
7-8 years	(0.0)	0.00 %		
8-9 years	(0.0)	0.00 %		
9-10 years	400.0	3.38 %		
>10 years	100.0	3.32 %		

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 30.09.2024 was 66.9 %. Remaining average time to maturity was 4.5 years.
- Diversified maturity profile to reduce exposure to interest levels.

Overview and key figures

Key figures as of 30th September 2024

Properties *	no	31
Portfolio size (ex. new space in redev. Projects) **	m ²	619 328
Average size per property	m ²	19 978
Gross rent per year (run rate)	NOK mill.	1 463
Operational expenses per year ***	NOK mill.	117
Net rent per year (run rate)	NOK mill.	1 346
Average gross rent per m ² per year	NOK	2 362
Gross market value **	NOK mill.	27 385
Average value per property	NOK mill.	883
Average value per m ²	NOK	44 217
Net yield, actual	%	4.9
Exit yield, weighted average	%	5.5
WAULT **	Years	6.0
CPI adjustment ****	%	99.96
Vacancy, calculation based on market rate ****	%	6.9



* Including Forusbeen 35 which is owned 50%

** Not including Forusbeen 35

*** For illustration; based on estimated long term property expenses of 8 per cent of gross rent.

**** Calculation of vacancy is based on Market rate as estimated by Cushman & Wakefield. Not including Forusbeen 35 and Gjerdums vei 17.

CBD



1. Terminalbygget
Multi-tenant
Total size: 24 480 m²

8. Fondbygget
Multi-tenant
Total size: 22 071 m²

2. Verkstedhallene
Multi-tenant
Total size: 30 280 m²

9. Bryggegata 7-9
Multi-tenant
Total size: 8 472 m²

3. Kaibyggs 1
Multi-tenant
Total size: 30 362 m²

10. Støperiet
Tenant: Latter
Total size: 2 588 m²

4. Kaibyggs 2
Multi-tenant
Total size: 2 651 m²

11. Drammensveien 60
Tenant: District Frogner in Oslo
Municipality and NAV
Total size: 11 269 m²

**5. Tingvalla, outdoor and
Marina**
Multi-tenant
Total size: 1 202 m²
Nr of boats: 175

12. Lille Grensen 7
Multi-tenant
Total size: 6 867 m²

6. Strandens
Multi-tenant
Total size: 3 328 m²

13. Telegrafen
Multi-tenant
Total size: 25 467 m²

7. Dokkbygget
Multi-tenant
Total size: 2 335 m²

Nydalen



1. Gjerdrums vei 14-16
Multi-tenant
Total size: 8 631 m²

7. Gullhaug Torg 3
Multi-tenant
Total size: 8 127 m²

2. Gjerdrums vei 17
Under development
Total size: 822 m²

8. Sandakerveien 130
Multi-tenant
Total size: 9 951 m²

3. Gjerdrums vei 8
Multi-tenant
Total size: 9 523 m²

9. Nydalsveien 15
Multi-tenant
Total size: 3 804 m²

4. Gjerdrums vei 10 G
Multi-tenant
Total size: 2 317 m²

10. Nydalsveien 17
Multi-tenant
Total size: 1 681 m²

5. Gjerdrums vei 1, 3 & 5
Multi-tenant
Total size: 2 872 m²

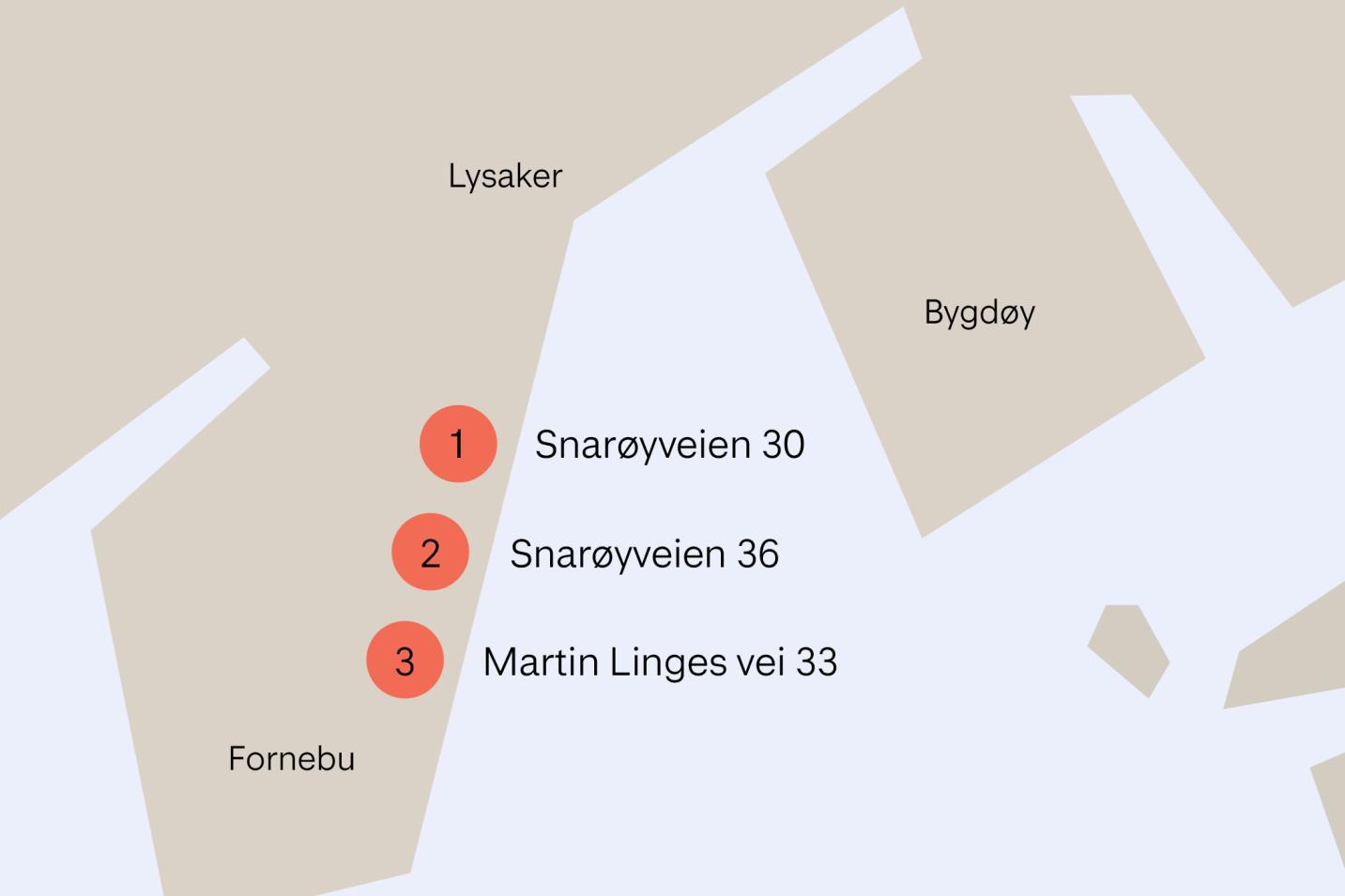
6. Sandakerveien 138-140
Multi-tenant
Total size: 44 575 m²

Hasle



1. Vinslottet
Multi-tenant
Total size: 10 684m²

Fornebu

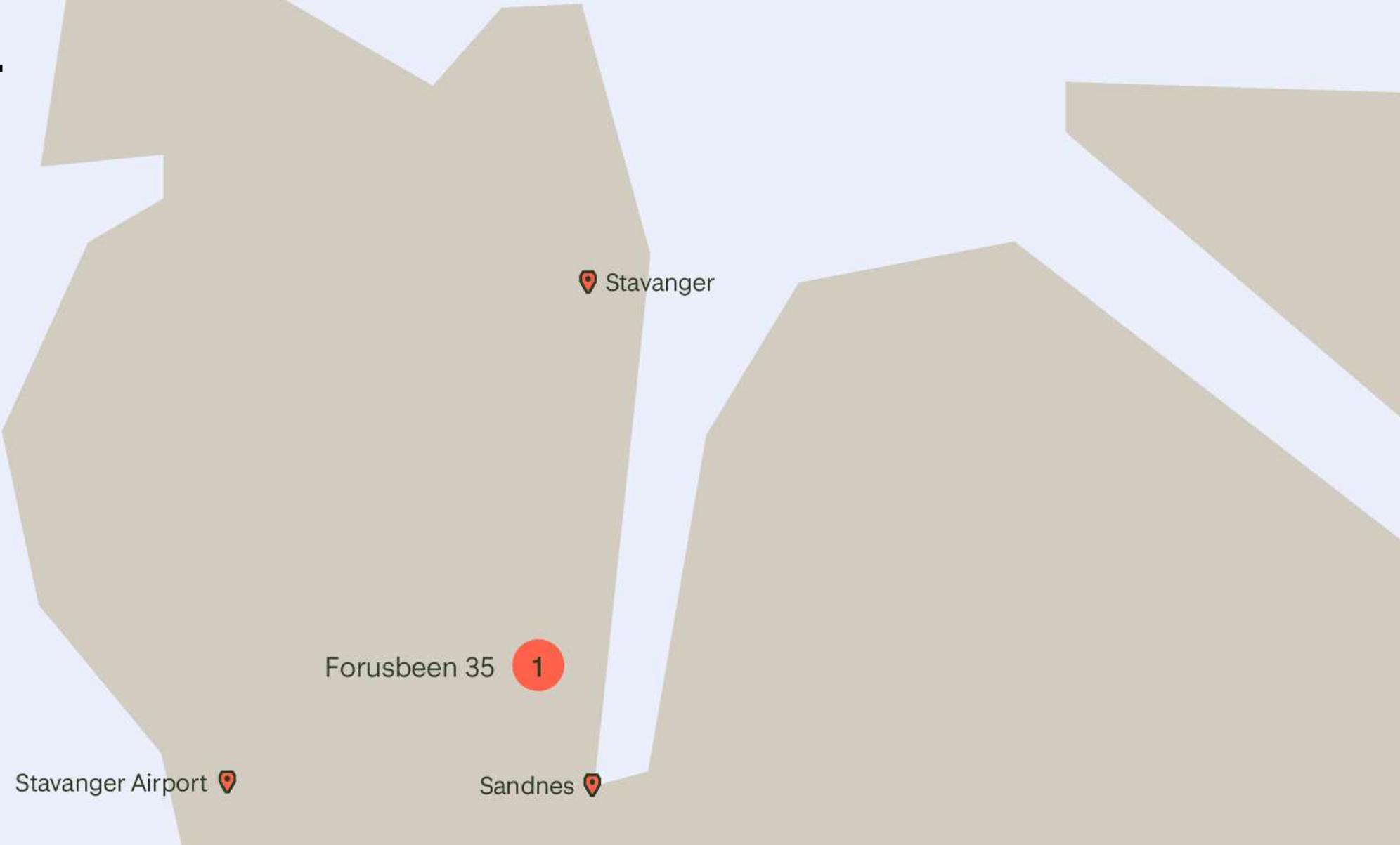


1. Snarøyveien 30
Multi-tenant
Total size: 198 439 m²

2. Snarøyveien 36
Multi-tenant
Total size: 58 194 m²

3. Martin Linges vei 33
Multi-tenant
Total size: 88 492 m²

Stavanger



1. Project: Forusbeen 35
JV with Base Property 50/50 of Forusbeen 35
Mixed use commercial and residential

Property details Q3-2024

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Property	Property facts						Rent facts			
	Space split						Market rent vacancy	CPI	WAULT per Sep 2024	Run rate per Sep 2024
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2				
	m2	m2	m2	m2	m2	m2	%	%	Years	MNOK
CBD										
Bryggegata 7-9	6 384	2 088	-	-	-	8 472	18.6	98.0	2.1	28.9
Dokkbygningen	2 022	257	-	56	-	2 335	19.7	100.0	4.7	6.3
Drammensveien 60	8 974	-	1 890	405	-	11 269	-	100.0	4.7	33.2
Fondbygget	12 901	2 664	1 044	-	5 461	22 071	0.5	100.0	4.0	63.0
Lille Grensen 7	5 109	1 686	72	-	-	6 867	6.7	100.0	4.8	28.3
Telegrafen	18 027	4 741	2 090	610	-	25 467	4.0	100.0	6.7	80.6
Kaibygning I	20 825	6 555	2 290	-	693	30 362	0.7	100.0	7.4	132.4
Kaibygning II	-	1 827	824	-	-	2 651	23.6	100.0	5.3	7.9
Stranden	2 674	156	24	474	-	3 328	4.4	100.0	4.8	11.1
Støperiet	-	2 588	-	-	-	2 588	-	100.0	6.8	7.1
Terminalbygget	17 766	3 195	1 736	1 364	421	24 481	1.0	100.0	5.3	124.0
Tingvallautstikkeren, uteareal og marina ¹	-	1 201	-	-	-	1 201	-	100.0	2.6	28.9
Verkstedhallene	19 183	7 927	2 392	-	779	30 281	5.0	100.0	2.5	124.7
Total CBD	113 864	34 885	12 362	2 908	7 353	171 372	4.1	99.9	5.0	676.5

¹ Adjusted for normal seasonal short term contracts

Property details Q3-2024

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Property	Property facts						Rent facts				
	Space split						Market rent vacancy	CPI	WAULT per Sep 2024	Run rate per Sep 2024	
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2					
	m2	m2	m2	m2	m2	m2	%	%	Years	NOK million	
Nydalen											
Gjerdrums vei 10G	2 139	-	178	-	-	2 317	5.7	100.0	2.6	4.4	
Gjerdrums vei 14-16	5 363	-	976	2 292	-	8 631	9.8	100.0	2.4	13.2	
Gjerdrums vei 17	806	-	16	-	-	822	-	100.0	-	-	
Gjerdrums vei 1	282	-	-	-	55	337	-	100.0	2.4	0.5	
Gjerdrums vei 3	45	-	-	-	418	463	-	100.0	0.9	0.8	
Gjerdrums vei 5	1 710	-	263	-	-	1 972	6.7	100.0	1.8	2.2	
Gjerdrums vei 8	7 726	-	633	1 163	-	9 522	10.8	100.0	2.1	18.8	
Gullhaug Torg 3	7 793	-	334	-	-	8 127	6.7	100.0	2.5	15.5	
Sandakerveien 138-140	23 446	-	7 323	13 736	-	44 505	26.0	100.0	3.2	54.3	
Nydalsveien 15	3 711	-	65	-	28	3 804	-	100.0	1.8	9.8	
Nydalsveien 17	-	1 691	-	-	-	1 691	-	100.0	0.8	5.5	
Sandakerveien 130	5 542	-	1 047	3 361	-	9 950	11.6	100.0	3.6	15.9	
Total Nydalen	58 563	1 691	10 834	20 553	501	92 142	13.2	100.0	2.7	141.0	

Property details Q3-2024

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Property	Property facts						Rent facts				
	Space split						Market rent vacancy	CPI	WAULT per Sep 2024	Run rate per Sep 2024	
	Offices	Retail / restaurant	Warehouse	Indoor parking	Other	Total m2					
	m2	m2	m2	m2	m2	m2	%	%	Years	NOK million	
Fornebu											
Martin Linges vei 33	67 315	-	-	21 177	-	88 492	16.5	100.0	12.3	169.9	
Snarøyveien 30	144 717	-	8 144	45 578	-	198 439	3.3	100.0	6.0	380.8	
Snarøyveien 36	40 660	-	326	17 213	-	58 198	11.5	100.0	7.9	75.4	
Total Fornebu	252 692	-	8 469	83 968	-	345 129	8.2	100.0	8.0	626.2	
Hasle											
Vinslottet	-	8 922	284	1 479	-	10 684	5.1	100.0	4.3	18.9	
Total Hasle	-	8 922	284	1 479	-	10 684	5.1	100.0	4.3	18.9	
GROSS TOTAL	425 119	45 498	31 949	108 908	7 854	619 328	6.9	100.0	6.0	1 462.6	



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