

Consolidated statement of comprehensive income (EPRA Model)

In thousands of NOK	30/06/2019	30/06/2018
Gross Rental Income	910 862	909 166
Land expenses (real estate)	-	-4 010
Non-recovered rental expenses	-69 667	-67 491
Building expenses (owner)	-14 411	-20 856
Net rental income	826 784	816 810
Management, administrative and related income	39 718	36 113
Other operating revenue	1 637	2 651
Change in the fair value of investment property	-159 889	376 909
Payroll expenses	-67 840	-63 763
Other general expenses	-29 693	-37 321
Depreciation and impairment allowance on investment properties	-133	-133
Depreciation and impairment allowance on intangible assets and property, plant and equipment	-15 979	-10 908
<i>Proceeds from disposal of investment properties and equity investments</i>	209	25 299
<i>Net book value of investment properties and equity investments sold</i>	-	-8 895
Income from disposal of investment properties and equity investments	209	16 403
Operating income	594 814	1 136 761
Net dividends and provisions on non-consolidated investments	96	-0
<i>Financial income</i>	193 876	180 232
<i>Financial expenses</i>	-259 552	-335 323
Net cost of debt	-65 676	-155 091
Interest on lease liability	-3 586	
Change in the fair value of financial instruments	-3 036	11 381
Share of earnings in equity investment entites	14 049	-1 425
Profit before tax	536 660	991 627
Corporate income tax	-87 670	-180 193
Net income of consolidated entity	448 990	811 433
Of which		
<i>Group share</i>	448 990	811 434
<i>Non-controlling interests</i>	-	-1
Average number of shares (in thousands)	29 303	29 303
Earnings per share - Group share	15	28

STEEN STROM

Consolidated statement of financial position (EPRA Model)

In thousands of NOK	30/06/2019	31/12/2018
Goodwill	348 425	348 425
Intangible assets	54 126	63 545
Property, plant and equipment and work in progress	37 119	14 119
Investment properties	36 097 927	36 817 314
Investment properties under construction	3 151	3 294
Equity method securities	1 784 389	1 766 591
Other non-current assets	4 324	2 341
Non-current derivatives	7 256	9 610
Deferred tax assets	72 997	75 040
NON-CURRENT ASSETS	38 409 714	39 100 279
Investment property held for sale	97 900	-
Trade accounts and notes receivables	145 465	134 254
Other receivables	203 522	184 148
<i>Tax receivables</i>	96 616	106 308
<i>Other debtors</i>	106 906	77 840
Cash and cash equivalents	285 789	446 821
CURRENT ASSETS	732 677	765 223
TOTAL ASSETS	39 142 391	39 865 502
Share capital	73 259	73 259
Additional paid-in capital	4 192 645	4 192 645
Consolidated reserves	16 800 889	16 383 451
<i>Hedging reserves</i>	-76 776	-83 694
<i>Other consolidated reserves</i>	16 877 665	16 467 145
Consolidated earnings	448 989	1 188 896
SHAREHOLDERS' EQUITY	21 515 782	21 838 251
Non-current financial liabilities	10 293 417	10 227 708
Non-current derivatives	121 380	139 054
Security deposits and guarantees	116 599	114 119
Deferred tax liabilities	4 830 251	4 931 491
NON-CURRENT LIABILITIES	15 361 646	15 412 372
Current financial liabilities	1 833 640	2 074 354
Trade payables	219 284	183 593
Other liabilities	85 257	230 350
Social and tax liabilities	126 782	126 582
CURRENT LIABILITIES	2 264 964	2 614 879
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	39 142 391	39 865 502