

R8 PROPERTY PRESENTASJON

Q3 2020



Foto: Ivar Kvaal

Agenda

I	ØKONOMISKE NØKKELTALL
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II	Operasjonell utvikling
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III	Utviklingsportefølje
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IV	Regnskap og balanse
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Foto: Ivar Kvaal

Økonomiske nøkkeltall Q3 2020

Tall i mNOK

Leieinntekter	27,8
Leieinntekter ink. owner occupied properties	29,5
Netto inntekter fra eiendomsforvaltning	12,1
Markedsverdi på eiendomsportefølje	2 517
Resultat før skatt	44,7
Resultat før skatt ink. owner occupied properties	74,4

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UTVIKLING Q3-20

- God utvikling på underliggende operativ drift med økning i leieinntekter og god fremdrift på leieprosesser. Reelle leieinntekter i kvartalet, alle leieforhold inkludert, er mNOK 29,5 mot rapporterte mNOK 27,8, forskjellen ligger i arealer som leies av parter tilhørende R8 Property som regnskapsmessig elimineres
- Fullstendig ferdigstillelse av Powerhouse Telemark og Henrik Ibsens gate 40-42 i Oslo i kvartalet gir en betydelig oppgang i resultatførte verdiendringer sammen med et utviklingsprosjekt i Tønsberg. Covid-19 har hatt mindre påvirkning på verdiendringene i kvartalet. Totalt er det resultatført 34,2 mNOK hvorav 29,7 mNOK er knyttet til egenbenyttede eiendommer
- Rentesikringer (som føres til virkelig verdi i regnskapet) har i første halvår gitt et vesentlig negativt resultatbidrag grunnet betydelig fall i NIBOR. Ettersom NIBOR har justert seg noe tilbake i Q3, har dette medført til en svak positivt resultateffekt i kvartalet
- Urealisert opsjongsgevinst tilhørende investering i Inkognito Park gir resultateffekt på 40,5 mNOK i kvartalet.

CORPORATE SEGMENTS Q3-20

30.09.2020	Occupancy			No. of prop.	Market value		Wault ¹⁾	Annual rent		Wault ²⁾	Net direct yield	Net yield (valuation)	Market rent ³⁾	
	Area (sqm)	(sqm)	(%)	(#)	(tNOK)	(NOK/sqm)	(yrs)	(tNOK)	NOK/sqm	(yrs)	(%)	(%)	(tNOK)	(NOK/sqm)
Green Office	37 613	33 137	88,1	6	1 065 000	28 315	5,2	61 083	1 843	5,0	4,5	5,8	70 474	1 874
City Office	37 785	32 198	85,2	15	654 000	17 308	5,5	38 606	1 199	4,9	5,0	6,1	49 785	1 318
Commercial Prop.	33 002	28 343	85,9	7	660 500	20 014	9,6	48 442	1 709	9,7	5,9	7,2	61 199	1 854
Total management portfolio	108 400	93 678	86,4	28	2 379 500	21 951	6,5	148 131	1 581	6,5	5,0	6,3	181 458	1 674
Project Office	4 500	4 500	100,0	5	128 500	28 556	11,4							
Total project portfolio	4 500	4 500	100,0	5	128 500	28 556	11,4							
Total property portfolio	112 900	98 178	87,0	33	2 508 000	22 214	6,7							

The calculation of net yield is based on the valuers' assumption of ownership costs, which at 30 September 2020 corresponds to 9.4 per cent of market rent. The Group has no single external customers representing over 10% of the Group's revenue. Furthermore, the Group has around 94% of its estimated marked value of properties and 96% of its rental income geographically from the county of Vestfold Telemark, while the rest is located in the county of Oslo.

R8 Property has one ongoing projects in Porsgrunn (research center - Polymer Exploration Center). This project is 50% owned by R8 Property. Furthermore, R8 Property are doing feasibility studies on additional four properties. Powerhouse Telemark in Porsgrunn and Henrik Ibsens gate 40-42 in Oslo were completed in Q2.

Parking areas (sqm) are not included in this overview.

Corporate segments in the table above follow the corporate structure of the group. Several of the properties are combined buildings and the actual rental conditions measured in square meters and rental income are presented in the table below.

OPERATING SEGMENTS Q3-20

30.09.2020	Occupancy	Wault ²⁾	Annual rent	
	(sqm)	(yrs)	(tNOK)	(NOK/sqm)
Office	66 101	5,6	105 175	1 591
Retail	10 463	5,9	11 642	1 113
Hotels	6 292	13,4	11 709	1 861
Healthcare	5 609	5,5	6 797	1 210
Food and Beverage	5 213	8,9	12 808	2 459
Total management portfolio	93 678	6,5	148 131	1 581

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POLYMER EXPLORATION CENTER



- BTA 4 500
- Ferdig Q3-21

INKOGNITO PARK



- Rehabilitering
- Byggestart medio Q1-21

SKIEN BRYGGE



- Ny bydel med bolig og næring
- Byggestart medio H2-21

UTSIKTEN TERRASSE (BOLIG)



- Ca 11 boliger
- Forprosjekt pågår

VESTSIDEN TERRASSE (BOLIG)



- Ca 45 boliger
- Forprosjekt pågår

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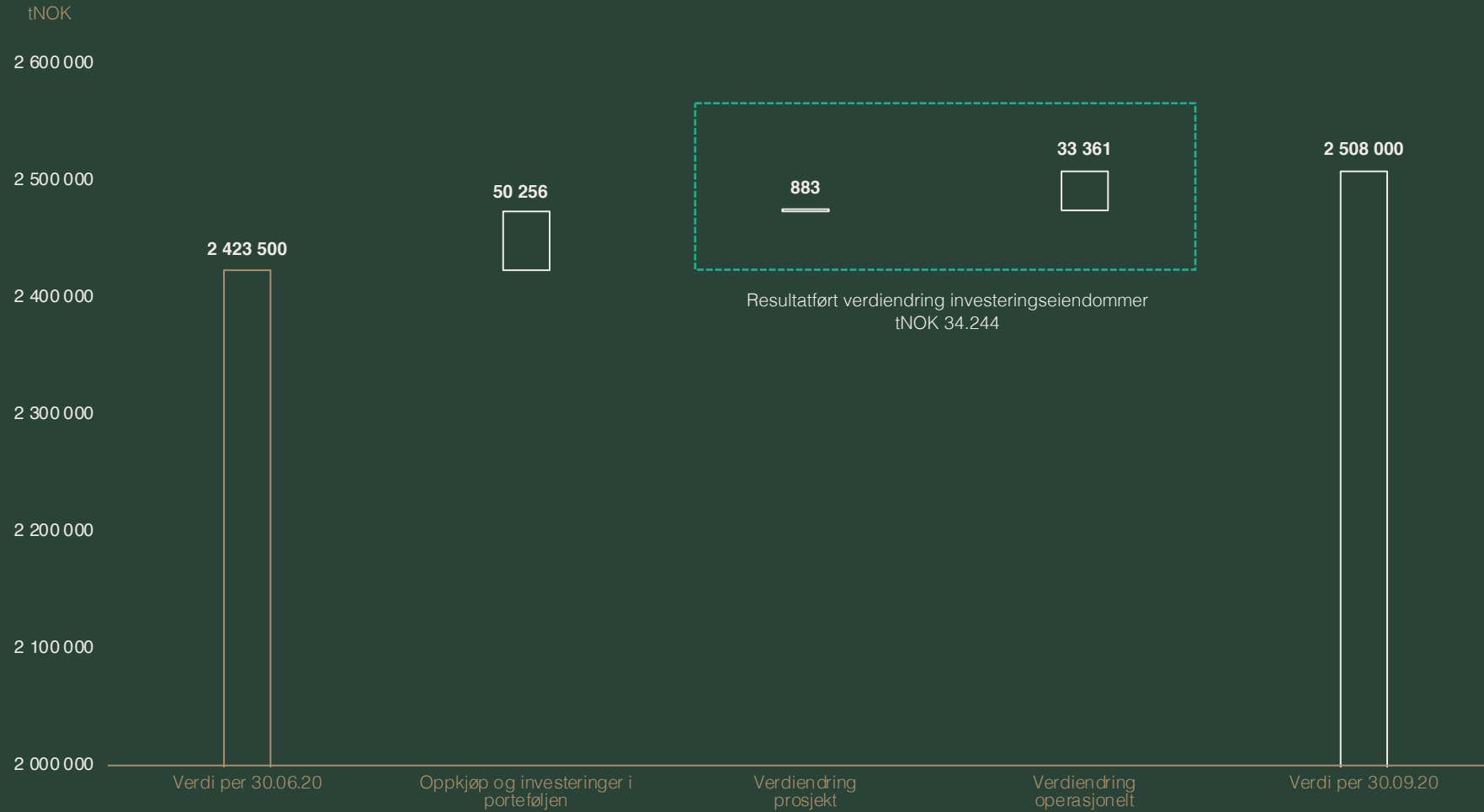


All amounts in NOK thousand	Q3-20	Q3-19	2019	2018
Rental income	27 750	26 086	99 755	70 149
Change period-on-period	6 %	42 %	42 %	26 %
Net income from property management	12 057	16 232	41 717	40 927
Change period-on-period	-26 %	75 %	2 %	-1 %
Profit before tax	44 762	425	76 635	70 465
Change period-on-period	10431 %	-97 %	9 %	17 %
Profit after tax	45 783	25	59	60 733
Change period-on-period	182406 %	-99,8 %	-3 %	27 %
Market value of the property portfolio	2 517 086	2 164 750	2 409 000	1 731 500
Net nominal interest-bearing debt	1 750 073	1 451 820	1 581 274	1 123 762
Loan to value	69,5 %	67,1 %	65,6 %	64,9 %
Interest coverage ratio	0,7	1,5	0,6	1,3
Number of shares	1 972	1 630	1 972	1 365
All amounts in NOK per share	Q3-20	Q3-19	2019	2018
EPRA NAV	394,8	405,1	406,7	377,4
Change period-on-period	-3 %	10 %	8 %	16 %
EPRA NNAV	369,4	365,3	377,9	346,7
Change period-on-period	1 %	6 %	9 %	21 %
EPRA Earnings	0,8	2,3	4,0	8,3
Change period-on-period	-63 %	53 %	-52 %	-39 %

All amounts in NOK thousand

	Note	Q3-20	Q3-19	YTD Q3 - 20	YTD Q3 -19	2019
Rental income	2	27 750	26 086	81 905	72 551	99 755
Other operating revenue		12 566	3 785	42 317	9 358	13 636
Total operating income		40 316	29 872	124 222	81 910	113 391
Maintenance and other operating expenses		16 260	10 280	56 693	29 942	34 443
Other property-related expenses		378	18	1 156	480	1 088
Administrative expenses		11 622	3 341	27 341	10 973	36 143
Total operating costs		28 259	13 639	85 190	41 395	71 674
Net income from property management		12 057	16 232	39 032	40 514	41 717
Changes in fair value from investment properties	4, 5	4 550	-3 662	-75 163	58 352	78 664
Operating profit		16 606	12 571	-36 131	98 867	120 381
Interest and other finance income		404	456	1 464	2 087	3 105
Interest and other finance expense		-18 406	-11 500	-51 368	-33 774	-47 360
Net realised financials		-18 002	-11 044	-49 904	-31 687	-44 255
Unrealised changes in fair value of financial instruments	4	46 157	-1 102	7 822	-5 438	509
Net financial items		28 156	-12 146	-42 082	-37 125	-43 746
Profit before tax		44 762	425	-78 213	61 742	76 635
Tax expense		1 021	-400	18 129	-13 914	-17 458
Profit for year		45 783	25	-60 085	47 828	59 177
Changes in fair value from owner-occupied investment property	4, 5	29 694	-	29 694	-	-
Change in deferred tax on comprehensive income		-6 533	-	-6 533	-	-
Total comprehensive income for the year		68 945	25	-36 923	47 828	59 177

Verdiendringer*



* Verdiendringer for Investment Property

All amounts in NOK thousand

	Note	30.09.2020	30.09.2019	31.12.2019
NON-CURRENT ASSETS				
Deferred tax asset		5 598	745	-
Other intangible assets		68 092	7 822	7 630
Total intangible assets		73 690	8 567	7 630
Investment property	4,5	1 967 000	2 164 750	2 409 000
Owner-occupied property	4,5	541 000	-	-
Other operating assets		6 669	15 008	968
Right-of-use assets		125 593	-	270
Total property, plant & equipment		2 640 262	2 179 760	2 410 238
Investment in associates and jointly controlled entities	4	37 625	496	496
Loans to related parties		-	40 845	-
Financial derivatives	4	40 578	-	-
Other long-term receivables		8 040	32	3 211
Total financial assets		86 243	41 373	3 707
TOTAL NON-CURRENT ASSETS		2 800 196	2 229 700	2 421 575
CURRENT ASSETS				
Inventory properties		9 086	-	7 805
Trade receivables		12 602	17 139	12 607
Other receivables		21 640	146 280	27 166
Other receivables to related parties		10 108	-	30 585
Total current receivables		53 437	163 418	78 163
Cash and bank deposits		16 946	19 074	51 040
TOTAL CURRENT ASSETS		70 383	182 493	129 203
TOTAL ASSETS		2 870 579	2 412 192	2 550 778

All amounts in NOK thousand

	Note	30.09.2020	30.09.2019	31.12.2019
EQUITY				
Shareholders equity		702 765	705 310	713 469
Non-controlling interest		41 976	47 640	64 663
TOTAL EQUITY		744 741	752 950	778 131
LIABILITIES				
Interest-bearing debt	4	579 744	1 147 843	645 026
Deferred tax liability		77 816	83 493	84 591
Financial derivatives	4	48 667	16 832	11 789
Debt to related parties		-	41 472	-
Lease liabilities, non-current portion		132 212	5 718	4 517
Other non-current liabilities		2 188	-	-
Total non-current liabilities		840 627	1 295 358	745 923
Trade payables		50 644	65 622	74 125
Interest-bearing debt	4	1 170 329	298 263	930 605
Debt to related parties		2 260	-	20 868
Other current liabilities		61 978	-	1 127
Total current liabilities		1 285 211	363 885	1 026 724
TOTAL LIABILITIES		2 125 838	1 659 242	1 772 647
TOTAL EQUITY AND LIABILITIES		2 870 579	2 412 192	2 550 778

Notes 1 through to 9 form an integral part of the consolidated financial statements.

