

## Consolidated statement of comprehensive income

In thousands of NOK	Q2 2020	Q2 2019
Gross rental income	897 599	910 862
Land expenses (real estate)	-	-
Non-recovered rental expenses	-58 313	-69 667
Building expenses (owner)	-23 170	-14 411
<b>Net rental income</b>	<b>816 115</b>	<b>826 784</b>
Management, administrative and related income	42 882	39 718
Other operating revenue	1 639	1 637
Change in the fair value of investment properties	-1 309 099	-159 889
Payroll expenses	-56 111	-67 840
Other general expenses	-26 469	-29 693
Depreciation and impairment on investment properties	-134	-133
Depreciation and impairment on intangible assets and furniture and equipment	-15 431	-15 979
<i>Proceeds from disposal of investment properties and equity investments</i>	<i>91</i>	<i>209</i>
<i>Net book value of investment properties and equity investments sold</i>	<i>-91</i>	<i>-</i>
Gain on disposal of investment properties and equity investments	-	209
<b>Operating income</b>	<b>-546 607</b>	<b>594 814</b>
Net dividends and provisions on non-consolidated investments	-0	96
<i>Financial income</i>	<i>277 259</i>	<i>193 876</i>
<i>Financial expenses</i>	<i>-445 680</i>	<i>-263 138</i>
Net cost of debt	-168 420	-69 262
Change in the fair value of financial instruments	-1 339	-3 036
Share of earnings in equity investment entities	-5 724	14 049
<b>Profit before tax</b>	<b>-722 090</b>	<b>536 660</b>
Corporate income tax	223 503	-87 670
<b>Net income of consolidated entity</b>	<b>-498 587</b>	<b>448 990</b>
<i>Of which</i>		
<i>Group share</i>	<i>-498 587</i>	<i>448 990</i>
<i>Non-controlling interests</i>	<i>-</i>	<i>-</i>
<b>Average number of shares (in thousands)</b>	<b>29 303</b>	<b>29 303</b>
<b>Earnings per share - Group share</b>	<b>-17</b>	<b>15</b>
In thousands of NOK	Q2 2020	Q2 2019
<b>Net income of consolidated entity</b>	<b>-498 587</b>	<b>448 990</b>
<b>Other comprehensive income items recognized directly as equity</b>		
<b>Items that may be reclassified subsequently to profit or loss</b>		
Gains on cash flow hedges	-70 368	8 762
Income tax related to cash flow hedges	15 690	-1 845
Exchange differences on translation of foreign operations	1 385 563	-582 675
<b>Items that will not be reclassified subsequently to profit or loss</b>		
<b>Total comprehensive income</b>	<b>832 298</b>	<b>-126 768</b>
<i>Of which</i>		
<i>Group share</i>	<i>832 298</i>	<i>-126 768</i>
<i>Non-controlling interests</i>	<i>-</i>	<i>-</i>
<b>Comprehensive earnings per share - Group share</b>	<b>28</b>	<b>-4</b>

## Consolidated statement of financial position

In thousands of NOK	30/06/2020	30/06/2019
Goodwill	348 425	348 425
Intangible assets	40 494	54 126
Furniture and equipment and work in progress	27 974	37 119
Investment properties and properties under construction	37 843 976	36 101 078
Equity method securities	1 787 894	1 784 389
Other non-current assets	5 601	4 324
Non-current derivatives	9 871	7 256
Deferred tax assets	150 206	72 997
<b>NON-CURRENT ASSETS</b>	<b>40 214 442</b>	<b>38 409 714</b>
Investment properties held for sale	-	97 900
Inventory	-	-
Trade accounts receivables	242 630	145 465
Other receivables	271 199	203 004
<i>Tax receivables</i>	132 122	96 616
<i>Other debtors</i>	139 077	106 388
Current derivatives	227	518
Cash and cash equivalents	418 396	285 789
<b>CURRENT ASSETS</b>	<b>932 451</b>	<b>732 677</b>
<b>TOTAL ASSETS</b>	<b>41 146 893</b>	<b>39 142 391</b>
Share capital	73 259	73 259
Additional paid-in capital	4 028 584	4 028 584
Legal reserves	-	-
Consolidated reserves	18 131 970	16 964 949
<i>Treasury shares</i>	-	-
<i>Hedging reserves</i>	-107 854	-90 214
<i>Other consolidated reserves</i>	18 239 824	17 055 164
Consolidated earnings	-498 588	448 989
<b>Shareholders' equity, group share</b>	<b>21 735 225</b>	<b>21 515 782</b>
Non-controlling interests	-	-
<b>Non-controlling interests</b>	<b>-</b>	<b>-</b>
<b>SHAREHOLDERS' EQUITY</b>	<b>21 735 225</b>	<b>21 515 782</b>
Non-current financial liabilities	11 359 909	10 293 417
Long-term provisions	-	-
Pension commitments	-	-
Non-current derivatives	147 607	121 380
Security deposits and guarantees	133 585	116 599
Deferred tax liabilities	5 071 773	4 830 251
<b>NON-CURRENT LIABILITIES</b>	<b>16 712 874</b>	<b>15 361 646</b>
Current financial liabilities	1 932 820	1 815 345
Lease Liability - Current	18 791	18 295
Current financial liabilities	1 951 612	1 833 640
Bank facilities	125 054	0
Trade payables	262 639	219 284
Payables to fixed asset suppliers	-	-
Other liabilities	125 330	85 257
Current derivatives	-	-
Social and tax liabilities	234 159	126 782
<b>CURRENT LIABILITIES</b>	<b>2 698 794</b>	<b>2 264 964</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>41 146 893</b>	<b>39 142 391</b>

## Consolidated statement of cash flows

	Q2 2020	Q2 2019
Net income from consolidated companies	-498 587	448 990
<i>Depreciation, amortization and provisions</i>	15 555	16 112
<i>Change in the fair value of investment properties</i>	1 309 099	163 389
<i>Capital gains and losses on asset disposals net of taxes and deferred taxes</i>	-12	1 791
<i>Income taxes</i>	-223 503	87 670
<i>Share of earnings in equity method investees</i>	5 724	-14 049
<i>Reclassification of financial interests and other items</i>	153 573	220 707
<b>Gross cash flow from consolidated companies</b>	<b>761 849</b>	<b>924 610</b>
Paid taxes	-1 741	330
Change in operating working capital	-37 450	-183 781
<b><i>Net cash flow from operating activities</i></b>	<b>722 658</b>	<b>741 159</b>
Proceeds from sale of investment properties	91	-
Proceeds from sale of other fixed assets	-	-
Proceeds from disposal of subsidiaries (net of cash disposed)	-	209
Acquisitions of investment properties	-5 104	-6 103
Payments in respect of construction work in progress	-214 631	-139 721
Acquisitions of other fixed assets	-6 592	7 907
Movement of loans and advance payments granted and other investments	39	26 197
<b><i>Net cash flow from investing activities</i></b>	<b>-226 197</b>	<b>-111 511</b>
Dividends and group contributions paid to the parent company's shareholders	-383 625	-284 856
Change in capital from subsidiaries with non-controlling interests	-	-30 000
New loans, borrowings and hedging instruments	1 275 093	1 640 760
Repayment of loans, borrowings and hedging instruments	-1 372 256	-1 898 824
Interest paid	-121 767	-190 111
Other cash flows related to financing activities	-10 936	-2 589
<b><i>Net cash flow from financing activities</i></b>	<b>-613 491</b>	<b>-765 620</b>
<b>Net changes in cash</b>	<b>-117 030</b>	<b>-135 972</b>
<b>Cash at the start of the period</b>	<b>363 257</b>	<b>446 822</b>
Effect of foreign exchange differences	47 115	-25 060
<b>Cash at the end of the period</b>	<b>293 341</b>	<b>285 789</b>

## Consolidated statement of changes in equity

31/12/2019	Share capital	Additional paid-in capital	Hedging reserves	FX conversion reserves	Consolidated reserves	Consolidated earnings	Equity, group share	Equity, non-controlling interest	Total Equity
<b>Opening statement in thousands of NOK</b>	<b>73 259</b>	<b>4 028 584</b>	<b>-97 132</b>	<b>1 393 055</b>	<b>15 193 251</b>	<b>1 247 236</b>	<b>21 838 252</b>	<b>-</b>	<b>21 838 252</b>
Share capital transactions	-	-	-	-	-	-	-	-	-
Reclassification of last year's net income	-	-	-	-	1 247 236	-1 247 236	-0	-	-0
Net income for the period	-	-	-	-	-	732 048	732 048	-	732 048
<b>Net income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1 247 236</b>	<b>-515 188</b>	<b>732 048</b>	<b>-</b>	<b>732 048</b>
Income from cash-flow hedging	-	-	43 956	-	-	-	43 956	-	43 956
Translation profits and losses	-	-	0	-238 475	-0	0	-238 475	-	-238 475
<b>Gains and losses recognized directly in equity</b>	<b>-</b>	<b>-</b>	<b>43 956</b>	<b>-238 475</b>	<b>-0</b>	<b>0</b>	<b>-194 520</b>	<b>-</b>	<b>-194 520</b>
Group contribution	-	-	-	-	-284 711	-	-284 711	-	-284 711
Dividends paid	-	-	-	-	-803 625	-	-803 625	-	-803 625
Other Movements	0	-	-	-	-892	-	-892	-	-892
<b>Closing statement</b>	<b>73 259</b>	<b>4 028 584</b>	<b>-53 176</b>	<b>1 154 579</b>	<b>15 351 258</b>	<b>732 048</b>	<b>21 286 553</b>	<b>-</b>	<b>21 286 553</b>
<b>30/06/2020</b>	<b>Share capital</b>	<b>Additional paid-in capital</b>	<b>Hedging reserves</b>	<b>FX conversion reserves</b>	<b>Consolidated reserves</b>	<b>Consolidated earnings</b>	<b>Equity, group share</b>	<b>Equity, non-controlling interest</b>	<b>Total Equity</b>
<b>Opening statement in thousands of NOK</b>	<b>73 259</b>	<b>4 028 584</b>	<b>-53 176</b>	<b>1 154 579</b>	<b>15 351 258</b>	<b>732 048</b>	<b>21 286 553</b>	<b>-</b>	<b>21 286 553</b>
Share capital transactions	-	-	-	-	-	-	-	-	-
Reclassification of last year's net income	-	-	-	-	732 048	-732 048	0	-	0
Net income for the period	-	-	-	-	-	-498 587	-498 587	-	-498 587
<b>Net income for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>732 048</b>	<b>-1 230 635</b>	<b>-498 587</b>	<b>-</b>	<b>-498 587</b>
Income from cash-flow hedging	-	-	-54 679	-	-	-	-54 679	-	-54 679
Translation profits and losses	-	0	-0	1 385 666	-103	0	1 385 563	-	1 385 563
<b>Gains and losses recognized directly in equity</b>	<b>-</b>	<b>0</b>	<b>-54 679</b>	<b>1 385 666</b>	<b>-103</b>	<b>0</b>	<b>1 330 885</b>	<b>-</b>	<b>1 330 885</b>
Group contribution	-	-	-	-	-383 626	-	-383 626	-	-383 626
Dividends paid	-	-	-	-	-	-	-	-	-
Other Movements	-	-	-	-	0	-	0	-	0
<b>Closing statement</b>	<b>73 259</b>	<b>4 028 584</b>	<b>-107 854</b>	<b>2 540 246</b>	<b>15 699 579</b>	<b>-498 588</b>	<b>21 735 225</b>	<b>-</b>	<b>21 735 225</b>

## Segment information

Steen & Strøm is a Scandinavian shopping center company, with 18 leading centers located in the most attractive marketplaces in Denmark, Norway, and Sweden.

For management purposes, the Group is structured into operating segments which are geographic regions. There are in total three operating segments. These three operating segments are structured as follows:

- Denmark
- Norway
- Sweden

The management team monitors the operating results of each business segment independently as a basis for segment decision-making and performance evaluation. Group financial policy (including the impact of financial income and expenses), corporate activities and tax result calculation are handled at

In thousands of NOK	Segment income statement			
	Denmark	Norway	Sweden	Total
Gross rental income	280 183	328 155	289 261	897 599
Land expenses (real estate)	-	-	-	-
Non-recovered rental expenses	-22 026	-11 385	-24 902	-58 313
Building expenses (owner)	-6 802	-10 185	-6 183	-23 170
<b>Net rental income</b>	<b>251 355</b>	<b>306 585</b>	<b>258 175</b>	<b>816 115</b>
Management, administrative and related income	9 521	21 447	11 915	42 882
Other operating revenue	395	1 090	154	1 639
Change in the fair value of investment properties	-435 688	-314 861	-558 550	-1 309 099
Payroll expenses	-10 255	-28 954	-16 901	-56 111
Other general expenses	-6 014	-17 580	-2 875	-26 469
Depreciation and impairment allowance on investment properties	-	-134	-	-134
Depreciation and impairment allowance on intangible assets and furniture and equipment	-450	-13 097	-1 884	-15 431
<i>Proceeds from disposal of investment properties and equity investments</i>	-	91	-	91
<i>Net book value of investment properties and equity investments sold</i>	-	-91	-	-91
Income from disposal of investment properties and equity investments	-	-	-	-
<b>Operating income</b>	<b>-191 137</b>	<b>-45 504</b>	<b>-309 967</b>	<b>-546 607</b>
Net dividends and provisions on non-consolidated investments				-0
<i>Financial income</i>				277 259
<i>Financial expenses</i>				-445 680
Net cost of debt				-168 420
Change in the fair value of financial instruments				-1 339
Share of earnings in equity investment entities				-5 724
<b>Profit before tax</b>				<b>-722 090</b>
Corporate income tax				223 503
<b>Net income of consolidated group</b>				<b>-498 587</b>

**Q2 2019**

In thousands of NOK	Denmark	Norway	Sweden	Total
Gross Rental Income	287 741	339 233	283 888	910 862
Gross rental income	287 741	339 233	283 888	910 862
Land expenses (real estate)	-	-	-	-
Non-recovered rental expenses	-26 258	-19 085	-24 324	-69 667
Building expenses (owner)	-13 135	10 203	-11 479	-14 411
<b>Net rental income</b>	<b>248 348</b>	<b>330 351</b>	<b>248 085</b>	<b>826 784</b>
Management, administrative and related income	8 390	19 439	11 889	39 718
Other operating revenue	132	1 394	111	1 637
Change in the fair value of investment properties	-174 660	197 781	-183 010	-159 889
Payroll expenses	-12 745	-34 763	-20 332	-67 840
Other general expenses	-5 667	-19 581	-4 444	-29 693
Depreciation and impairment allowance on investment properties	-	-133	-	-133
Depreciation and impairment allowance on intangible assets and furniture and equipment	-897	-12 986	-2 096	-15 979
<i>Proceeds from disposal of investment properties and equity investments</i>	-	-	209	209
<i>Net book value of investment properties and equity investments sold</i>	-	-	-	-
Income from disposal of investment properties and equity investments	-	-	209	209
<b>Operating income</b>	<b>62 901</b>	<b>481 502</b>	<b>50 411</b>	<b>594 814</b>
Net dividends and provisions on non-consolidated investments				96
<i>Financial income</i>				193 876
<i>Financial expenses</i>				-263 138
Net cost of debt				-69 262
Change in the fair value of financial instruments				-3 036
Share of earnings in equity investment entities				14 049
<b>Profit before tax</b>				<b>536 660</b>
Corporate income tax				-87 670
<b>Net income of consolidated group</b>				<b>448 990</b>