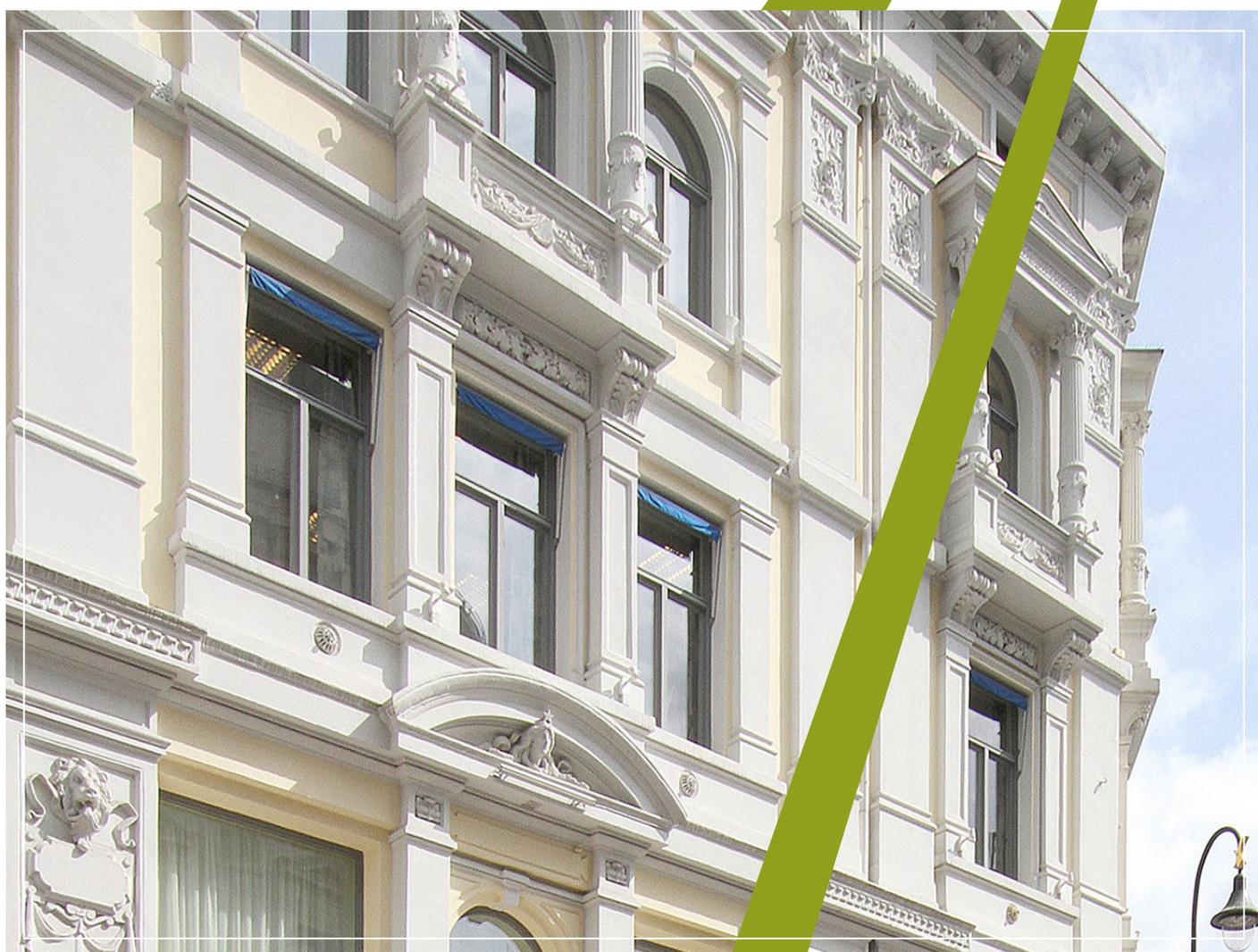


OLAV THON EIENDOMSSELSKAP

Report for the first quarter 2013



KEY FIGURES

Amounts in NOK millions	At	At	2012
	31.03.2013	31.03.2012	
Net rental income	471	450	1 802
Income before tax	687	535	1 686
Equity per share (NOK)	1 105	973	1 061
Equity ratio	36 %	34 %	35 %
Long-term net asset value per share (EPRA NNAV) ¹⁾	1 401	1 257	1 348
Liquidity reserves ²⁾	3 513	3 414	3 513
Amortisation next 12 months	2 862	2 246	2 580
Net cash flow from operations ³⁾	259	256	1 060
Interest-bearing debt	14 051	14 112	14 298
Interest rate as at 31.03/ year end	4,7 %	4,7 %	4,7 %
Net investments	163	206	1 279
Book value of property portfolio	30 998	28 722	30 490
Rental value ⁴⁾	2 160	2 045	2 150
Net yield	6,2 %	6,3 %	6,2 %
Turnover shopping centres ⁵⁾	10 942	10 721	49 364
Stock exchange quotation as at 31.03/ year end (NOK)	915	888	890

A change in accounting policies, etc. has meant that some figures differ from those given in previous interim and annual reports.

1) EPRA, European Public Real Estate Association, is an organisation for listed property companies and investors in Europe, which prepares recommendations for financial reporting. This report uses EPRA NNAV, which indicates the net asset value (the majority's share of equity) per share. (The majority's share of equity + deferred tax - rated debt obligation (deferred tax 8%)).

2) Bank deposits, etc. + Unutilised borrowing facilities

3) Net cash flow from operating activities - Change in operations-related accruals - Difference between expensed and paid interest

4) Including share of rental income from associated companies

5) Owned and/or managed shopping centres



OLAV THON EIENDOMSSKAP ASA

Report for the first quarter 2013

Olav Thon Eiendomsselskap had a good start to the year, and the results for the first quarter were characterised by both an increase in rental income and a rise in the value of the Group's investment properties.

The key points of the interim report are as follows: ¹

- The Group's rental income amounted to NOK 518 million (491). At the end of the quarter, the annual rental value was NOK 2,160 million (2,045), and the vacancy rate was 2% (2).
- Pre-tax profit amounted to NOK 687 million (535).
- Net cash flow from operations was NOK 259 million (256).
- At the year-end, the Group's equity ratio was 36% (34), while book equity per share increased during the quarter by NOK 44 to NOK 1,105 (973).
- The Group's liquidity reserve at the end of the quarter was NOK 4,744 million (5,007).
- The turnover in the Group's combined shopping centre portfolio amounted to NOK 10.9 billion (10.7), including NOK 3.0 billion (2.9) in centres that are managed on behalf of external owners.

¹ The figures in brackets are figures from the same period/date last year

Amfi Elverum



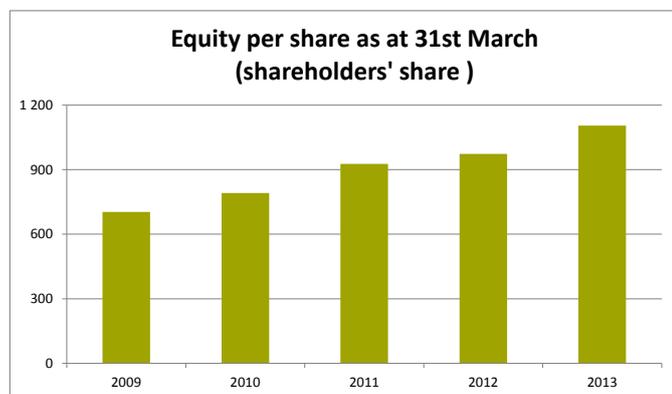
Consolidated balance sheet as of 31 March 2013

The Group's assets had a combined value of NOK 33,075 million (31,281), of which the value of investment properties amounted to NOK 30,998 million (28,722).

The Group's total equity was NOK 12,039 million (10,577) and the equity ratio was 36% (34).

Equity per share (shareholders' share) was NOK 1,105 (973). The triple net asset value per share has been calculated at NOK 1,401 (1,257) (EPRA NNAV).

The Group's interest-bearing debt amounted to NOK 14,051 million (14,112) and the loan-to-value ratio, which indicates the debt in relation to the property values, was 45% (49).



Equity per share increased by 57 % during the period.

Results during the first quarter 2013

The Group's operating result amounted to NOK 827 million (662). The increase over last year is largely explained by both increased rental income and a greater increase in the value of the property portfolio.

Pre-tax profit was NOK 687 million (535), while the quarterly profit after tax was NOK 495 million. (386)

Rental income and property-related expenses

Rental income amounted to NOK 518 million (491). Compared with the same period of last year, rental income primarily increased as a result of the completion of a number of property projects and new properties.

Other property-related income amounted to NOK 153 million (151) and consisted of payments from the Group's lessees to cover property service

charges.

Property-related expenses amounted to NOK 200 million (192), including the aforementioned service charges of NOK 153 million (151).

Net rental income thus amounted to NOK 471 million (450).

Other operating income and costs

The value of the investment properties was adjusted upwards by NOK 365 million (216) net in the first quarter. This increase in value primarily relates to an increase in the market value of some of the Group's largest properties.

The share of net income of associated companies was NOK 4 million (-1).

Other operating income amounted to NOK 60 million (66) and relates primarily to fees for property management for external owners and sales income from other activity.

Other operating expenses, administration costs and ordinary depreciation amounted to NOK 73 million (69).

The operating result thus amounted to NOK 827 million (669).

The operating result before the change in value of investment properties amounted to NOK 462 million (446).

Financial income and expenses

Net financial expenses amounted to NOK 162 million (167). The average interest rate during the first quarter was 4.7% (4.7).

Despite significant changes in interest rates during the first quarter, the long-term market interest rates at the end of the quarter were about the same as the interest rates at the start of the quarter. The negative market value was reduced by NOK 22 million (40) as a result of a somewhat shorter remaining life (duration).

Cash flow and liquidity

During the first quarter, net cash flow from operations was NOK 259 million (256), while the change in working capital amounted to – NOK 19 million (94).

Net cash flow from operating activities was therefore NOK 240 million (350).

Net cash flow from investment activities was NOK -163 million (-206), while financing activities reduced liquidity by NOK 150 million (189).

The Group's liquid assets were therefore reduced by NOK 74 million (+334).

At the end of the quarter, the liquidity reserve stood at NOK 4,744 million (5,007) and consisted of short-term investments of NOK 562 million (1,080) and committed long-term credit lines of NOK 4,182 million (3,927).

Investments

The Group's investments during the first quarter amounted to NOK 163 million (206) and concern property acquisitions, investments in property projects under construction and refurbishment of the existing property portfolio.

Major property acquisitions

The Group's position as the country's leading shopping centre player was further strengthened during the second quarter of 2013 through the acquisition of a 50% stake in the following shopping centres:

- Sandens in Kristiansand.
- Amfi Moss in Moss.
- Mosseporten Senter in Moss.



The centres have a total gross area of around 100,000 square metres excluding car parking, and office rental accounts for around one sixth of the rental income. In 2012, the total turnover of stores in the shopping centres was around NOK 1.5 billion.

Major property projects

Major expansions, upgrades and alterations are being carried out on the following existing shopping centres:

- **Mart'n Senteret, Elverum (50%)**
During 2013, the second sub-stage of the addition of 6,800 square metres of retail space will be completed.
- **Sørlandssenteret, Kristiansand (50%)**
Construction stage 2, involving approx. 33,000 sq. m. of retail space, will be completed during 2013
- **Sartor Storsenter, Fjell**
During 2014, the Group's share of this centre will be increased through the addition of 2,800 square metres of retail space.

Mosseporten



- **Råholtcenteret, Eidsvoll (50%)**
This centre is being expanded by approx. 10,000 sq. m. of retail space, with the project being due for completion during 2014.

The property portfolio as at 31 March 2013

At the end of the quarter, the value of the property portfolio was valued at NOK 30,998 million (28,722).

Investment properties are recognised at fair value. For information on the valuation model and the variables used in the valuation, see pages 29, 43 and 44 of the 2012 annual report.

As at 31 March 2013, the valuation was based on an average return requirement of 6.2% (6.3)

A breakdown of the figures between the various property segments produces the following average yield requirements:

- Shopping centre property 6.0% (6.2)
- Other commercial property 6.7% (7.0)

The annual rental value (including share of rental income from associated companies) was NOK 2,160 million (2,045), with the following distribution per segment:

- Shopping centre property 79%
- Other commercial property 21%

The rental value has increased since last year as a result of the addition of new properties and the completion of property projects.

The average remaining term of the lease agreements is approx. four years (four).

Shopping centres

At the end of the quarter, shopping centres comprised 85 shopping centres, of which 27 are managed for external owners.

The Group's market position in the Norwegian shopping centre market is strong, and the portfolio includes Norway's three largest shopping centres as of the first quarter of 2013.

During the first quarter, store turnover amounted to NOK 10.9 billion (10.7), including NOK 3.0 billion (2.9) in centres that are managed on behalf of external owners.

The turnover figures for the first quarter are affected by the fact that there were fewer shopping days this year compared with last year.

Organic growth in turnover for shopping centres owned by the Group in the first quarter is 1.0% when corrected for the number of shopping days.

Risk factors

The major risk factors for Olav Thon Eiendomsselskap are market and financial risks associated with the Norwegian property and financial market.

The property market

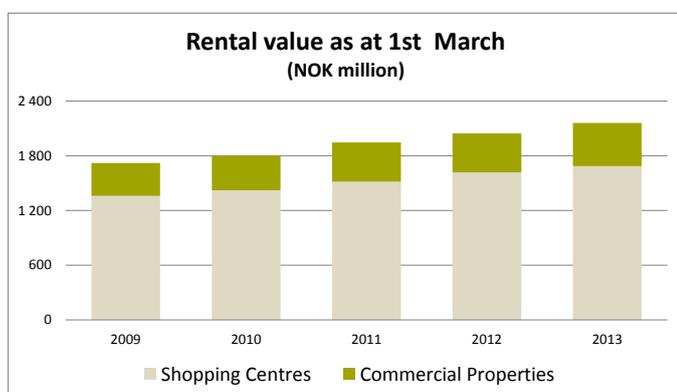
Developments in the Norwegian property market are affected by macroeconomic developments in Norway and the general demand for commercial property as investment objects.

Changes in the yield rate used in connection with the sale of commercial property have a direct effect on the value of the property portfolio.

As mentioned previously, the valuation as at 31 March 2013 is based on an average yield of 6.2%. Over the past five years, the Group's yield rate has varied between 6.2% and 6.9%.

Changes in the yield rate and/or market rent impact on the value of the investment properties. For a description of how changes in the yield rate and market rent affect the market values of the property portfolio, see page 44 of the 2012 annual report.

The Group's equity is considered to be extremely robust in relation to altered yield. . For example, a change in the yield rate of one percentage point to 7.2% would reduce the equity ratio to 32%.



The rental value of the property portfolio increased by 26 % during the period.



The risk of a substantial weakening of the Group's solvency ratio as a result of a higher required yield is therefore considered to be moderate.

Financial risk

The greatest financial risk for Olav Thon Eiendomsselskap is linked to the Group's access to financing in the banking and capital markets.

The Group's financing is described in more detail in the next section. For more details concerning financial risk management, see pages 28, 29 and 72-74 of the 2012 annual report.

The Group's financial instruments (interest rate swaps) are recognised at market value as of the balance sheet date.

Interest rate swaps are primarily used to secure the Group long-term interest rate guarantees and a predictable cash flow.

The Group's portfolio of long-term interest rate swaps entered into for this purpose amounted to NOK 9.9 billion at the end of the quarter and had a market value of NOK -1,287 million.

A change of one percentage point in the long-term interest rate level is estimated to result in a change in the market value of the interest rate swap portfolio of approx. NOK 850 million.

An increase of one percentage point in the short-term interest rate level is estimated to result in an increase in the Group's average interest rate of approx. 0.3 percentage points. Net annual interest expenses would then increase by approx. NOK 40 million.

Financing

The Group's debt portfolio consists of long-term credit lines arranged with Nordic banks and loans raised directly within the Norwegian capital market.

Access to financing in the banking and capital market is still considered to be extremely good. During the first quarter, two short-term certificate loans were taken out totalling NOK 350 million.

Following the end of the quarter, a further four certificate loans totalling NOK 500 million were taken out, and an agreement has been entered into concerning a long-term bond loan of NOK 675 million, and new bank loans totalling NOK 585 million have been taken out. (the Group's 50% share)

At the year-end, the Group's total credit lines amounted to NOK 18,234 (18,041), including an undrawn component of NOK 4,182 million (3,927).

The Norwegian capital market is a very important source of financing, and outstanding certificate and bond debt as at 31 March 2013 amounted to NOK 3,610 million (2,540).

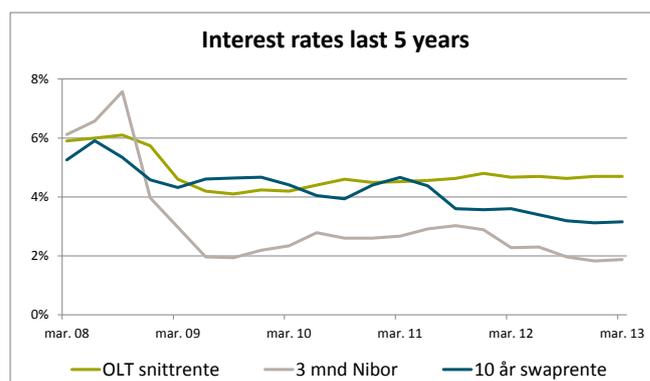
The debt has an average remaining life of 3.2 years (4.2). 18% (16%) of the debt falls due for payment within one year, and the refinancing need could be covered in its entirety by existing liquidity reserves.

As at 31 March 2013, the average nominal interest rate (including credit margin) was 4.7% (4.7).

At the end of the quarter, the Group had the following interest rate maturity structure:

- Interest rate guarantee period 0 - 1 year: 29% (32)
- Interest rate guarantee period 1 - 5 years: 5% (3)
- Interest rate guarantee period > 5 years: 66% (65)

The average interest rate guarantee period was 5.3 years (5.7).

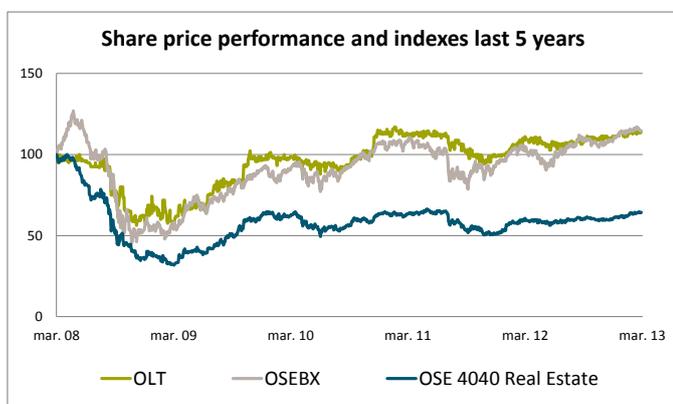


The Group's average interest rate during the period varied between 4,1 % and 6,1 %.

Shares and shareholders

The price of Olav Thon Eiendomsselskap shares rose during the first quarter by 3% to a closing price of NOK 915 as at 27 March 2013.

During the first quarter, the highest and lowest share prices were NOK 917 and 880 respectively.



Over the past five years, the price of Olav Thon Eiendomsselskap shares has developed in line with the main index and better than the price index of Oslo Stock Exchange.

At the end of the quarter, the company's market capitalisation was NOK 9.7 billion, making Olav Thon Eiendomsselskap the third/fourth largest listed property company in the Nordic region.

As at 31 March 2013, the company's shareholders were as follows:

Thon Gruppen AS and subsidiaries	71.9%
Folketrygdfondet (National Insurance Fund)	9.0%
Otto Olsen Eiendom and associates	2.6%
MP Pensjon	1.9%
Skagen Vekst	1.7%
Other owners	12.9%
TOTAL	100.0%

Outlook

Growth in the global economy remains at a relatively low level, and there is continuing uncertainty associated with future growth.

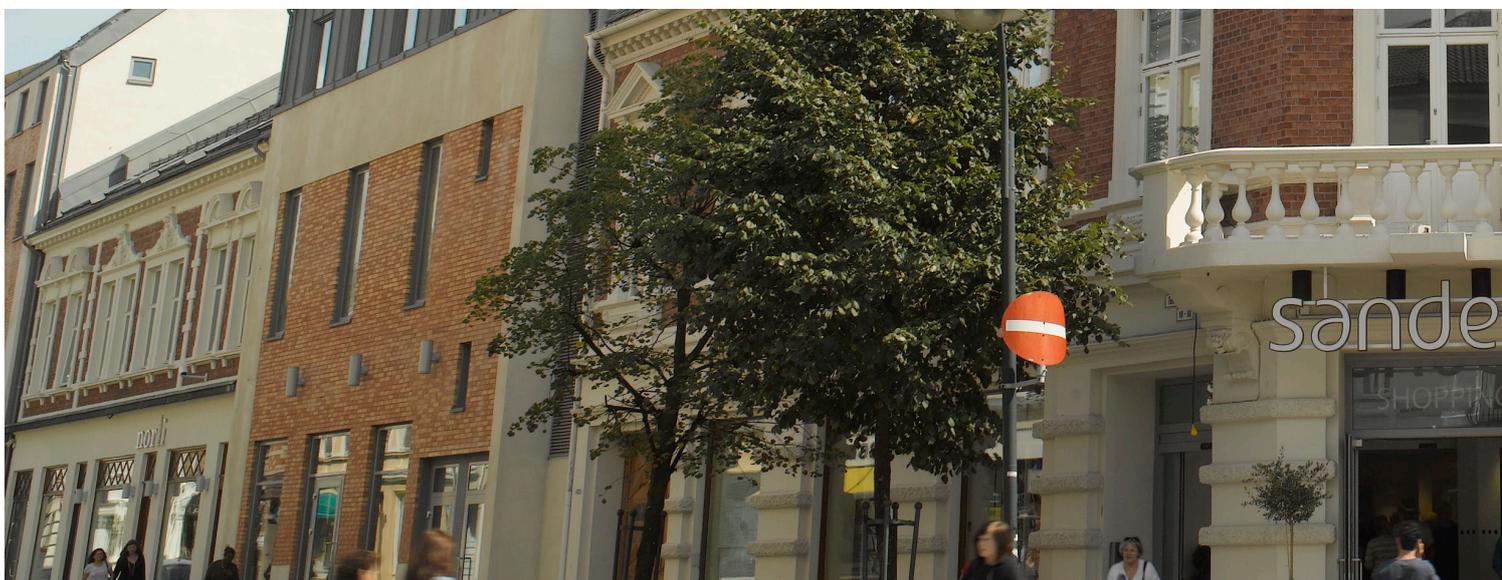
Most areas of the Norwegian economy are developing positively, but growth in the Norwegian economy is now declining. Uncertainty in the international economy is contributing towards Norges Bank's decision to maintain the interest rate at 1.50%.

A further rise in consumer spending is anticipated in Norway during the coming period and the operating conditions for the Group's shopping centres are therefore regarded as positive.

The vacancy rate in the office market is falling slightly and rental prices show a stable or slightly rising trend. The office rental market is considered to be cyclically sensitive, and with the continued satisfactory development in the Norwegian economy, the positive development is expected to be maintained in the future.

Despite the ongoing uncertainty in the global economy, the Board of Directors considers that Olav Thon Eiendomsselskap's sound market position in the property market and its strong financial position will contribute to further satisfactory development in the company's profits going forward.

Every effort has been made to ensure that this translation of the Norwegian text and the report for first quarter is true translation. However, in case of any discrepancy, the Norwegian version takes place.



Oslo, 16 May 2013

The Board of Directors,
Olav Thon Eiendomsselskap ASA

Olav Thon
(Chairman)

Sissel Berdal Haga
(Board Member)

Stig O. Jacobsen
(Board Member)

Kristian Leer-Salvesen
(Board Member)

Elin Ørjasæter
(Board Member)

Sandens



OLAV THON EIENDOMSSELSKAP ASA - GROUP ACCOUNTS

CONSOLIDATED INCOME STATEMENT

Amounts in NOK million	Note	First quarter 2013	First quarter 2012	As at 31.12.2012
Gross rental income	5, 8	518	491	1 986
Other property operating income	8, 12	153	151	598
Property operating expenses	8, 12	-200	-192	-782
Net rental income		471	450	1 802
Fair value adjustments of invest. properties	9	365	216	902
Share of profits of associates		4	-1	18
Other operating income	8, 12	60	66	227
Other operating expenses	8, 12	-37	-38	-129
Administrative expenses	5, 8	-33	-28	-112
Ordinary depreciation	12	-4	-3	-11
Net operating income		827	662	2 697
Financial income		4	5	23
Fair value adjustments of interest rate derivatives		22	40	-356
Financial expenses		-166	-172	-678
Income before taxes		687	535	1 686
Income tax		-192	-149	-468
Net income for the period		495	386	1 218
Attributable to:				
Shareholders		483	334	1 119
Non-controlling interests		12	52	99
Earnings per share (basic)		45	31	105
Earnings per share (diluted)		45	31	105

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Amounts in NOK million	Note	First quarter 2013	First quarter 2012	As at 31.12.2012
Net income for the period before other comprehensive income		495	386	1 218
Total comprehensive income		495	386	1 218
Attributable to:				
Shareholders		483	334	1 119
Non-controlling interests		12	52	99

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Amounts in NOK million	Note	First quarter 2013	First quarter 2012	As at 31.12.2012
ASSETS				
Deferred tax asset		390	287	390
Investment properties	3, 9	30 998	28 722	30 490
Other fixed assets		63	60	74
Shares in associated companies		330	331	329
Other investments		93	57	58
Total non-current assets		31 874	29 457	31 341
Trade receivables and other current assets		640	744	796
Cash and cash equivalents		562	1 080	635
Total current assets		1 201	1 824	1 431
Total assets		33 075	31 281	32 772
EQUITY AND LIABILITIES				
Non-controlling interests share of equity		278	218	262
Majority's share of shareholders' equity		11 762	10 359	11 290
Total equity	10	12 039	10 577	11 552
Deferred tax liabilities		4 413	4 228	4 277
Non-current liabilities	6	12 328	12 894	13 032
Current liabilities	7	4 294	3 582	3 911
Total liabilities		21 036	20 704	21 220
Total equity and liabilities		33 075	31 281	32 772

STATEMENT OF CASH FLOW

Amounts in NOK million	Note	First quarter 2013	First quarter 2012	Pr. 31.12.2012
Net cash flow from operations		259	256	1 060
Change in working capital		-19	94	185
Net cash flow from operating activities		240	350	1 245
Acquisition of investment properties	3	-163	-206	-1 239
Net cash flow from investment activities		-163	-206	-1 239
Proceeds from borrowings		437	900	4 580
Repayment og borrowings		-587	-711	-4 590
Dividends paid		0	0	-106
Net cash flow from financing activities	6, 7	-150	189	-116
Net change in cash and cash equivalents		-74	334	-110
Cash and cash equivalents at start of period		636	746	746
Cash and cash equivalents at end of period		562	1 080	636

STATEMENT OF CHANGES IN EQUITY

(Shows transactions with owners)

Amounts in NOK million	Note	Share capital	Reserves	Retained earnings	Non-controlling interests
As at 31.12.2011		106	318	9 614	169
Total comprehensive income				334	49
Acquisitions of other companies				-14	
As at 31.03.2012		106	318	9 934	218
Total comprehensive income				785	50
Acquisitions of other companies / mergers				-3	-6
Reversing deferred tax				255	
Dividends				-106	
As at 31.12.2012		106	318	10 865	262
Total comprehensive income				483	12
Acquisitions of other companies	3			-11	4
As at 31.03.2013		106	318	11 337	278

NOTES TO THE ACCOUNTS AS AT 31 MARCH 2013

Amounts in NOK million

Note 1 General information

Olav Thon Eiendomsselskap ASA is based in Norway and listed on Oslo Stock Exchange. The head office is situated in Oslo.

The enterprise's consolidated accounts encompass Olav Thon Eiendomsselskap ASA and subsidiaries, as well as the Group's shares in jointly controlled and associated companies.

Note 2 Accounting policies, etc.

The financial statements have been drawn up in accordance with International Financial Reporting Standards (IFRS). The consolidated accounts for the first quarter were compiled in accordance with IAS 34 - Interim Financial Reporting. The interim financial statements represent an update concerning new circumstances since submission of the most recent annual report and is therefore to be read in conjunction the 2012 annual report.

The interim financial statements were adopted by the Board of Directors on 16 May 2013.

The interim financial statements has not been audited.

Note 3 Changes in corporate structure

There were no other significant changes in corporate structure.

Note 4 Estimates

The preparation of interim financial statements involves the use of valuations, estimates and assumptions which impact on the application of accounting policies and recognised amounts linked to assets and liabilities, income and expenses.

During the preparation of these interim financial statements, the management used the same valuations relating to the application of accounting policies as those used for the consolidated accounts for 2012.

Note 5 Transactions with related parties

The following transactions with related parties were executed/agreed as at 31 March 2013:

Transactions	Counterparty	Counterparty to	Amount
Current lease agreements	Companies in Thon Gruppen AS	Olav Thon	11
Current operating and administrative agreements	Thon Eiendomsdrift AS	Olav Thon	15

Note 6 Long-term debt

	31.03.2013	31.03.2012	31.12.2012
Bond loans	1 840	1 490	1 840
Credit institutions	9 137	10 444	9 819
Other debt	64	48	64
Non interest-bearing debt (fair value interest rate swaps)	1 287	912	1 309
Total	12 328	12 894	13 032

Note 7 **Current liabilities**

	31.03.2013	31.03.2012	31.12.2012
Interest-bearing certificate loans	1 770	1 050	1 570
Other interest-bearing current liabilities	1 270	1 265	1 005
Trade creditors	116	95	165
Current taxes	170	128	153
Other current liabilities	968	1 043	1 019
Total	4 294	3 582	3 912

Note 8 **Segment information**

As at 31 March 2013, the Group has activities within two strategic segments. This is based on the same reporting as the internal management reporting.

These two segments are:

- * Shopping centres
- * Commercial property

Segment income as at 31 March 2013

	Shopping centres	Commercial property	Other activity	Not allocated	Group
Gross rental income	406	112			518
Other property operating income	133	20			153
Property operating expenses	-167	-33			-200
Net rental income	371	100	0	0	471
Fair value adjustments of invest. properties	294	71			365
Share of profits of associates	4	0			4
Other operating income	28	13	19		60
Other operating expenses	-18	-11	-7		-37
Administrative expenses	-29	-4			-33
Ordinary depreciation	-4	0			-4
Net operating income	646	169	13	0	827
Financial income				4	4
Fair value adjustments of interest rate derivatives				22	22
Financial expenses				-166	-166
Income before tax	646	169	13	-140	687
Total tax expenses				-192	-192
Net income for the period					495

Segment income as at 31 March 2012

	Shopping centres	Commercial property	Other activity	Not allocated	Group
Gross rental income	378	113			491
Other property operating income	134	17			151
Property operating expenses	-156	-36			-192
Net rental income	355	95	0	0	450
Fair value adjustments of invest. properties	222	-6			216
Share of profits of associates	-1				-1
Other operating income	41	11	14		66
Other operating expenses	-20	-10	-8		-38
Administrative expenses	-22	-4			-28
Ordinary depreciation	-3	0			-3
Net operating income	572	85	6	0	662

Note 8	Financial income			40	40
continued	Fair value adjustments of interest rate derivatives			5	5
	Financial expenses			-172	-172
	Income before tax	572	85	6	-127
	Total tax expenses				-149
	Net income for the period				387

Segment income as at 31 December 2012

	Shopping centres	Commercial property	Other activity	Not allocated	Group
Gross rental income	1 566	420			1 986
Other property operating income	532	66			598
Property operating expenses	-634	-148			-782
Net rental income	1 464	339	0	0	1 802
Fair value adjustments of invest. properties	721	182			902
Share of profits of associates	18	0			18
Other operating income	107	47	73		227
Other operating expenses	-35	-39	-55		-129
Administrative expenses	-95	-17			-112
Ordinary depreciation	-11	0			-11
Net operating income	2 169	512	18	0	2 697
Financial income				23	23
Fair value adjustments of interest rate derivatives				-356	-356
Financial expenses				-678	-678
Income before tax	2 169	512	18	-1 011	1 686
Total tax expenses				-468	-468
Net income for the period					1 218

Note 9 Investment property

	31.03.2013	31.03.2012	31.12.2012
Opening balance	30 490	28 304	28 304
Additions through acquisitions/expenditure	143	203	1 285
Change in fair value, recognised as profit (loss) during the period	365	216	902
Other changes	0	-1	-1
Closing balance	30 998	28 722	30 490

Note 10 Shares

No shares were issued during 2013.

Note 11 Events since the balance sheet date

No events have occurred since the balance sheet date of significance to an assessment of the Group's position and results.

Note 12 Changes in comparative figures

Due to changes in reporting policies, there are a number of non-conformances between the financial figures for 2012 in the annual report for 2012 and the comparative figures for 2012 in this interim report. The policy changes primarily relate to activities associated with managed shopping centres, which has resulted in the following changes to the statement of comprehensive income:

	Previously reported	Changed to	Previously reported	Changed to
	Q1-12		as at 31.12.2012	
Other property-related income	124	151	501	598
Other property-related expenses	-165	-192	-685	-782
Other operating income	99	66	459	227
Other operating expenses	-70	-38	-363	-129
Depreciation	-7	-3	-11	-11

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