

OLAV THON EIENDOMSSKAP

Report for the second quarter and first half-year 2014



2/2014



KEY FIGURES

Amounts in NOK million	As at 30.06.2014	As at 30.06.2013	2013
Net rental income	903	881	1 759
Fair value adjustments of investment properties and interest rate derivatives ¹	-218	760	953
Result before taxes	424	1 302	2 085
Result before taxes and fair value adjustments	641	542	1 132
Equity per share (NOK)	122	114	121
Equity ratio	38 %	37 %	39 %
Non-current net asset value per share (NOK) (EPRA NNAV) ²⁾	152	144	151
Liquidity reserves ³⁾	4 638	4 318	4 042
Amortisation next 12 months	3 082	6 979	5 131
Net cash flow from operations ⁴⁾	475	446	918
Interest-bearing debt	15 026	13 954	13 733
Interest rate as at 30.06 / 31.12	4,39 %	4,59 %	4,62 %
Net loan to value ⁵⁾	45 %	46 %	46 %
Net investments	368	807	1 000
Book value of investment property	29 878	28 898	29 327
Rental value	2 050	1 970	2 010
Net yield	6,1 %	6,1 %	6,1 %
Turnover owned shopping centres	18 224	17 580	38 580
Turnover managed shopping centres	5 042	4 923	9 927
Share price as at 30.06 / 31.12 (NOK)	114	96	107

A change in accounting policies, etc. has caused a difference in some figures from those given in previous interim and annual reports.

1) Including value adjustments in joint ventures and associated companies.

2) 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%)).

3) Bank deposits, etc. + Unutilised borrowing facilities.

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

5) (Interest bearing debt - Cash and cash equivalents) / Book value of Investment property



OLAV THON EIENDOMSSSELKAP ASA

Report for the second quarter and first half-year 2014

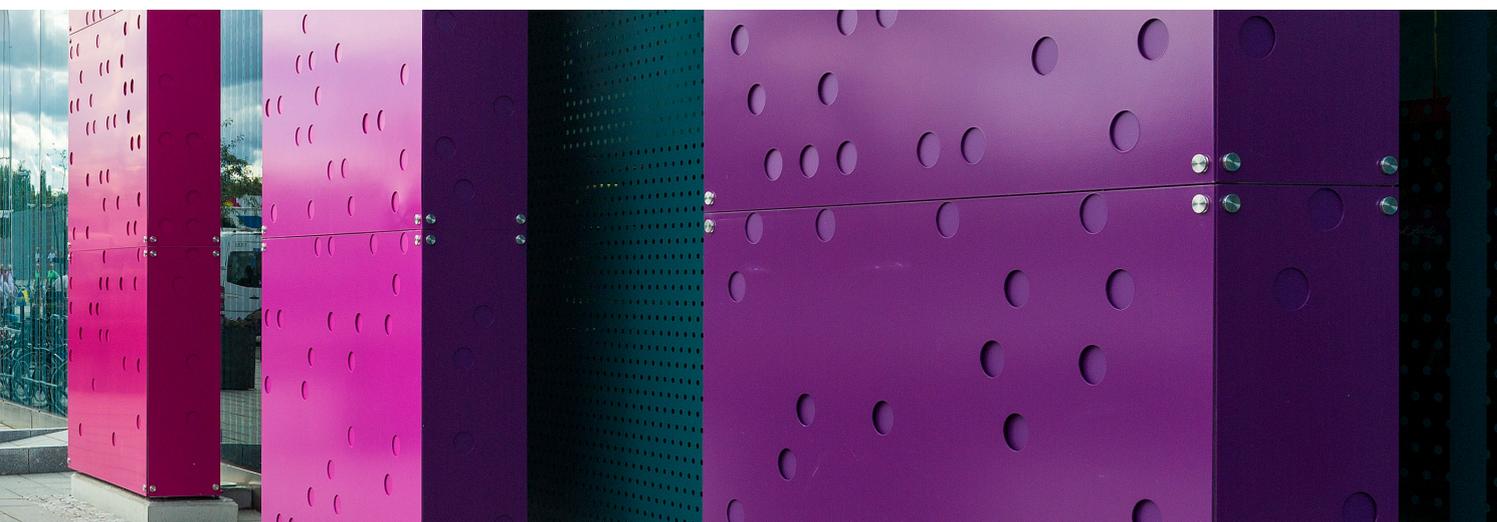
Olav Thon Eiendomsselskap recorded a strong operational result during the first half-year, characterised by growth in rental income and cash flow from operations and lower financial expenses.

The impairment of the Group's financial instruments and considerably lower fair value adjustment of the Group's investment properties led to a lower total comprehensive income than in the first half of last year.

The key points of the half-year report are as follows:¹⁾

- The Group's rental income amounted to NOK 992 million (955). At the end of the half-year, the annual rental value had increased to NOK 2,050 million (1,970), while the vacancy rate in the property portfolio was 2% (2).
- Result before taxes amounted to NOK 424 million (1,302).
- Net cash flow from operations amounted to NOK 475 million (446).
- At the end of the half-year, the Group's equity ratio was 38% (37), while book equity per share rose to NOK 122 (114).
- The Group's liquidity reserve at the end of the half-year was NOK 4,638 million (4,318).
- Total sales in the shopping centre portfolio owned by the Group amounted to NOK 18.2 billion (17.6).

¹ The figures in parentheses concern the corresponding period/date last year.



Consolidated balance sheet as of 30 June 2014

The Group's assets had a total value of NOK 34,909 million (33,109), of which the value of investment properties amounted to NOK 29,878 million (28,898).

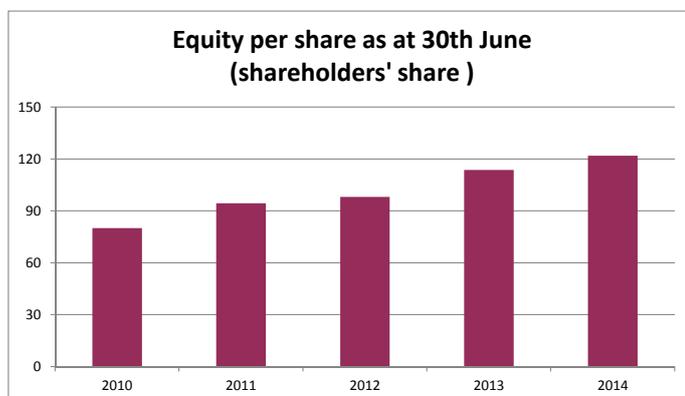
The Group's share of book equity in joint ventures and associated companies was NOK 2,577 million (2,528). An overview of these companies is presented on page 33 in the 2013 annual report (in Norwegian).

Total equity was NOK 13,103 million (12,384) and the equity ratio was 38% (37).

Equity per share (shareholders' share) was NOK 122 (114), and the triple net asset value per share (EPRA NNAV) has been calculated at NOK 152.2

Interest-bearing debt amounted to NOK 15,026 million (13,954).

The loan-to-value ratio², which indicates the net debt to property values, was 45% (49).



Equity per share increased by 52 % during the period.

Results during the second quarter

The Group's operating result was NOK 489 million (724).

Result before taxes was NOK 116 million (614), while the quarterly result after taxes was NOK 97 million (477).

Result before combined changes in the fair value adjustments of investment properties and interest rate derivatives (included joint ventures and

² See page 2 for definition

associated companies) and taxes amounted to NOK 325 million (246).

Rental income and property-related expenses

Rental income amounted to NOK 499 million (475).

Compared to last year, rental income increased as a result of new properties and the completion of property projects.

Other property-related income amounted to NOK 178 million (167) and consisted mainly of payments from the Group's lessees to cover property service charges and operations of the center associations.

Property-related expenses amounted to NOK 227 million (210), including the aforementioned service charges of NOK 178 million (167).

Net rental income amounted to NOK 449 million (432).

Changes in the value of investment properties

The value of the investment properties was adjusted upwards by NOK 20 million (184) net.

Share of result of joint ventures and associated companies

The Group's share of net income of joint ventures and associated companies was NOK 40 million (126).

The decrease was also caused by lower fair value adjustment of the property portfolio compared with last year in this part of the property portfolio.

An overview of the income statements and balance sheets of joint ventures and associated companies can be found in Notes 12 and 13 of the half-year report.

Other operating income and costs

Other operating income amounted to NOK 40 million (37) and related primarily to fees for property management for external owners and sales income from other activity.

Other operating and administration costs and ordinary depreciation amounted to NOK 60 million (55).

Financial income and expenses

Net financial expenses amounted to NOK 134 million (163).

In second quarter, a gain of NOK 22 million linked to a forward contract for Swedish Krona was recognised.

In the second quarter, the average interest rate was 4.55%.

The decrease in long-term market interest rates continued in the second quarter, and Norwegian 10 year swap rate fell by 0.35%.

The market value of the Group's interest rate derivatives was therefore reduced by NOK 240 million in the second quarter (+53).

Results during the first half-year

During the first half-year, rental income amounted to NOK 992 million (955).

The value of the Group's investment properties was revised upwards by NOK 169 million (588) net.

The Group's share of net income of joint ventures and associated companies was NOK 51 million (113).

Net operating result amounted to NOK 1,083 million (1,543).

The operating result before fair value adjustments of investment properties amounted to NOK 914 million (955).

Net financial expenses amounted to NOK 285 million (316), while the market value of interest rate derivatives fell by NOK 375 million (+75).



Result before taxes was NOK 424 million (1,302), while the half-year result after tax was NOK 324 million (967).

The result before fair value adjustments of investment properties and interest rate derivatives and taxes (included joint ventures and associated companies) amounted to NOK 641 million (542).

Cash flow and liquidity

Second quarter

In the second quarter, net cash flow from operations was NOK 245 million (218), while the change in working capital amounted to NOK -157 million (-4).

Net cash flow from operating activities was therefore NOK 87 million (214).

Net cash flow from investing activities was NOK -183 million (-711), while net cash flow from financing activities was NOK 1,224 million (620).

Cash and cash equivalents therefore increased in the second quarter by NOK 1,128 million (130). The increase is due to borrowings associated with the takeover of the properties in Sweden 1st of July.

Sollentuna Centrum



First half-year

Net cash flow from operations amounted to NOK 475 million (446).

Change in working capital was NOK -73 million (-48), and net cash flow from operating activities was therefore NOK 402 million (398).

Net cash flow from investing activities was NOK -368 million (-807), while net cash flow from financing activities contributed NOK 1,114 million (457).

In the first half-year, the Group's cash and cash equivalents therefore increased by NOK 1,148 million (54).

The Group's liquidity reserve at the end of the half-year was NOK 4,638 million (4,318).

The liquidity reserve consisted of short-term investments amounting to NOK 1,438 million (541) and committed long-term credit lines of NOK 3,200 million (3,777).

Investments

The Group's investments in the first half-year amounted to NOK 368 million (807). In the second quarter, investments amounted to NOK 183 million (711).

Major property acquisitions and investments

In the first half-year, the Group's ownership in Amfi Geilo shopping centre was increased to approx. 90%.

In addition, agreements were entered into concerning the acquisition of the following properties with take-over in the third quarter:

- A property portfolio consisting of the following five shopping centres in Sweden:

Sollentuna, Stockholm
Mitt i City, Karlstad
Mirum, Norrköping
Etage, Trollhättan
Familia, Hyllinge

The total purchase price of the portfolio was SEK 3.25 billion. The shopping centres have a total retail area of approx. 122,000 sq. m. and the total store turnover was approx. SEK 3.6 billion in 2013.

The investment gives the Group a position as an major player in the Swedish shopping centre market, as well as a good basis for further growth in our neighboring country.

- A company with a ownership in two combined properties with a total floor area of 8,000 sq. m. in proximity to Amfi Moa, Ålesund.

Major property projects

Completed during the first half-year

- **Gardermoen Park, Ullensaker**
Extension of refrigerated warehouse and office building by a total of 3,700 sq. m. was completed in the first quarter.
- **Amfi Stord**
The project included the erection of a multi-storey car park, in addition to minor alterations and expansion of the existing centre. The project was completed in the second quarter.

Under construction

At midyear, projects were under construction at the following properties:

- **Sartor Storsenter, Fjell**
The Group's share of the centre will be extended by 3,200 sq. m. of retail space for completion during the third quarter of 2014.
- **Amfi Voss**
Expansion of the centre by approx. 3,200 sq. m. of retail space will be completed during the fourth quarter of 2014.
- **Hausmannsgate 31, Oslo**
Combined commercial and residential property of 1,900 sq. m. On completion in 2015, the property will consist of 15 apartments and a small retail area.
- **Oscar Braatens gate 31, Oslo**
The property, which covers a total area of 4,900 sq. m., is being refurbished and converted for residential use. After the alterations, the property will consist of 55 apartments and 19 outdoor parking spaces. Expected completed first- half of 2015.

Properties owned by joint ventures and associated companies

- **Amfi Eidsvoll (50%)**
The centre was extended by approx. 10,000 sq. m. and completed during the second quarter of 2014.



- **Amfi Orkanger (25%)**
The centre is being extended by approx. 9,500 sq. m. of retail space. The project is scheduled for completion in 2014 and 2015.
- **Amfi Mandal (50%)**
The shopping centre property is being expanded by a total of approx. 26,000 sq. m. The project is scheduled for completion in 2014 and 2015.

Further information on the Group's property projects can be found on pages 87-90 of the 2013 annual report (in Norwegian).

The property portfolio as at 30 June 2014

At midyear, the property portfolio was valued at NOK 29,878 million (28,898).

Investment properties are recognised at fair value. For information on the valuation model and the variables used in the valuation, see pages 25, 27 and 41-43 of the 2013 annual report (in Norwegian).

As at 30 June 2014, the valuation was based on an average yield of 6.1% (6.1)

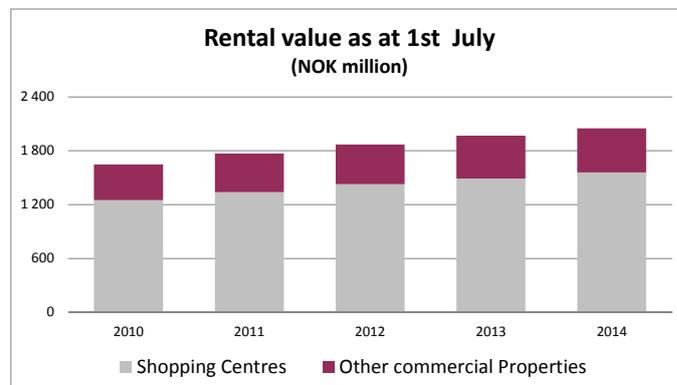
A breakdown of the figures between the various property segments shows the following average yield:

- Shopping centre property 6.0%
- Other commercial property 6.3%

Annual rental income was NOK 2,050 million (1,970), with the following split per segment:

- Shopping centre property 76%
- Other commercial property 24%

The average remaining term of the lease agreements is approx. 4 years (4).



The rental value of the property portfolio increased by 24 % during the period.

In addition the Group's share of rental income of joint ventures and associated companies was NOK 300 million (270). The property portfolio was valued at NOK 3,814 million (3,521).

Shopping centres

After the take-over of the shopping centres in Sweden as of 1st July, shopping centre area includes 92 shopping centres, of which 27 are managed for external owners.

The market position in the Norwegian shopping centre market is solid and the portfolio includes Norway's two largest shopping centres and no fewer than six of the ten largest shopping centres in the first half of 2014.

Shopping centres owned by the Group

Store turnover during the first half-year amounted to NOK 18.2 billion (17.6). In the second quarter, turnover amounted to NOK 9.6 billion (9.6).

The growth compared with last year is due to expansions to existing centres and a general increase in turnover within the portfolio.

Organic growth in turnover from the first half-year is considered to be 2.5% and showed a rising trend throughout the half-year.

Shopping centres managed for other owners

Store turnover during the first half-year was NOK 5.0 billion (4.9), while turnover during the second quarter was NOK 2.7 billion (1.9).

In this part of the portfolio, turnover rose mainly as a result of a number of new management assignments.

Risk factors

The key risk factors to which Olav Thon Eiendomsselskap is exposed are market and financial risks associated with the property and financial markets.

The property market

Developments in the property markets in Norway and Sweden are influenced by macroeconomic developments and general demand for commercial property as investments. Changes in the yield used in connection with the sale of commercial property have a direct effect on the value of the property portfolio.

The valuation as at 30 June 2014 is, as noted previously, based on an average yield of 6.1%. Over the past three years, the Group's yield has varied between 6.1% and 6.4%.

Changes in the yield and/or market rent directly impact on the property values. Calculations of this are presented on pages 43 and 78 of the 2013 annual report (in Norwegian).

Financial risk

The biggest 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 26, 27 and 74-78 of the 2013 annual report (in Norwegian).

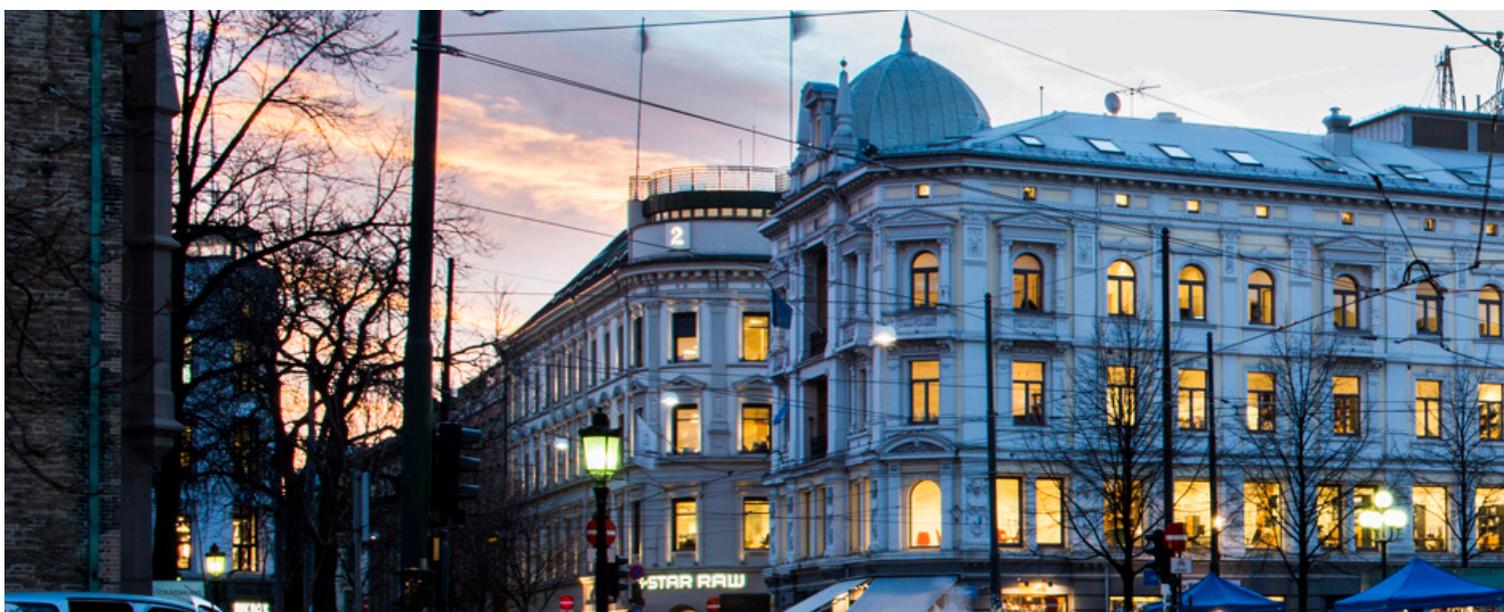
The Group's interest rate derivatives are recognised at market value as at the balance sheet date.

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

At the end of the quarter, the Group's portfolio of interest swaps established for this purpose amounted to NOK 10,130 million (9,900) and had a market value of NOK -1,479 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 swaps of approx. NOK 700 – 750 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. 0.40 percentage points. Net annual interest expenses would then increase by approx. NOK 60 million.



Financing

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

Access to financing is still considered to be very good, and the credit margins in both the capital and banking markets again showed a falling trend during the second quarter.

Olav Thon Eiendomsselskap entered into the following new financing agreements during the second quarter:

- Two certificate loans totalling NOK 550 million
- Three bank loans totalling SEK 2,175 million
- One bond loan of NOK 1,200 million

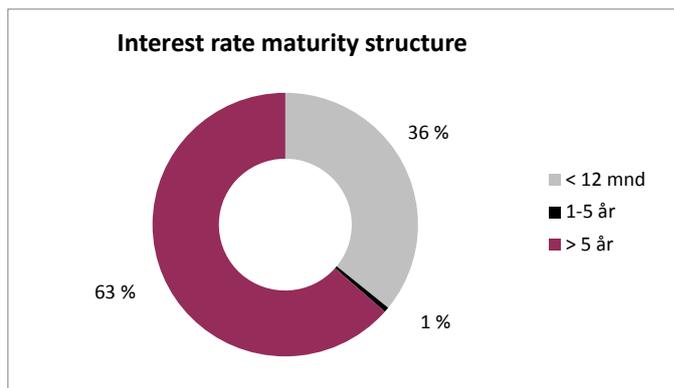
At midyear, total loans and credit lines amounted to NOK 18,226 (17,731), including an undrawn component of NOK 3,200 million (3,777).

The Norwegian capital market has become an increasingly important source of financing and an proportion of the Group's financing is obtained directly via the capital market.

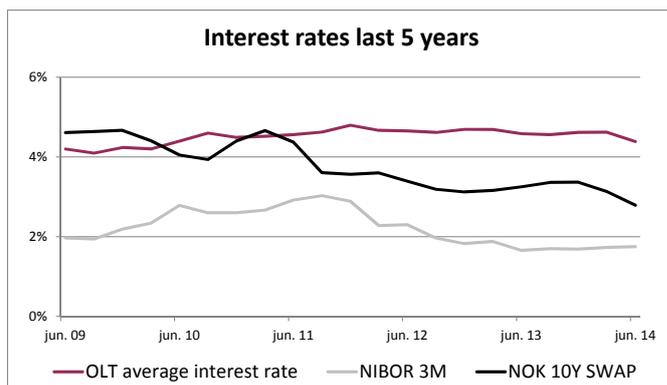
At midyear, outstanding certificate and bond debt amounted to NOK 7,335 million (4,165).

The debt has an average remaining life of 3.8 years (2.8). 21% (50%) of the debt falls due for payment within one year.

At the end of the half-year, the Group had a fixed interest rate ratio of 63% (71), with an average interest rate guarantee period of 4.4 years (5.2).



63 % of interest-bearing debt has an interest rate guarantee period of over five years. The average interest rate guarantee period is 4.4 years.



During the first half-year the Group's average interest rate decreased from 4.6 % to 4.4 %.

Stortorget 2

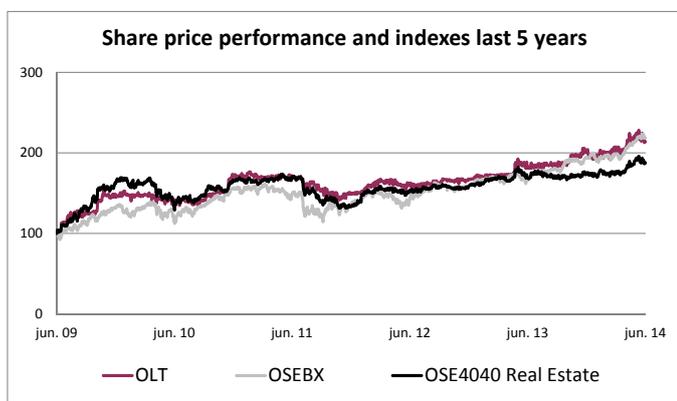


Shares and shareholders

At the end of the first half-year, the closing price of shares in Olav Thon Eiendomsselskap was NOK 114, an increase of 6% from the start of the year.

Following a decision taken by the company's general meeting in May, the company's shares were split into ten and listed with a new nominal value from 11 June 2014.

In June, a share dividend of NOK 14 per (old) share was paid for 2013, and the shares in the company therefore generated a total return of 7% during the first half-year.



Over the past five years, the price of Olav Thon Eiendomsselskap share has increased by 114 %.

During the second quarter, the highest and lowest share prices were NOK 121.5 and 104.9 respectively.

At midyear, the company's market capitalisation was NOK 12.1 billion, making Olav Thon Eiendomsselskap one of the largest listed property companies in the Nordic region.

As at 30 June 2014, the company's shareholders were:

Olav Thon Gruppen AS and subsidiaries	71.9%
Folketrygdfondet (National Insurance Fund)	8.3%
Otto Olsen Invest AS and associates	2.6%
MP Pensjon	1.9%
Skandinaviska Enskilda A/C, Clients account	1.0 %
Odin Norge	0.9%
<u>Other shareholders</u>	<u>13.4%</u>
TOTAL	100.0%

Outlook

The Norwegian economy is expanding at a moderate rate and relatively low growth is expected to continue during the coming period. Norges Bank is expected to keep the base rate unchanged for a long time to come into the future.

The Norwegian retail sector is still showing signs of moderate growth, but has shown a rising trend throughout the first six months of the year.

The growth in consumer spending is expected to increase in Norway during the coming period and the operating conditions for the Group's shopping centres are therefore regarded as positive.

In the office market, the vacancy rate and rental prices are showing a stable trend. There are reasons to expect that this trend will continue in the future also in this property segment.

The Board of Directors believes that the Group'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.

Statement from the Board of Directors and CEO

We confirm that, to the best of our knowledge, the interim accounts for the period 1 January to 30 June 2014 were compiled in accordance with IAS 34 Interim Financial Reporting and that the information in the financial statements give a true and fair view of the assets, liabilities, financial position and profit as a whole of the Group and the company.

To the best of our knowledge, the half-year report gives a true:

- overview of key events during the financial period and their impact on the half-year financial statements
- description of the pivotal risk and uncertainty factors that the business will face during the next financial period
- description of important transactions made by associates with the Group.

Every effort has been made to ensure that this translation of the Norwegian text and the report for the second quarter and first half-year 2014 is true translation. However, in case of any discrepancy, the Norwegian version takes place.

Oslo, 21 August 2014

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)

Line Norbye
(Board Member)

Dag Tangevald-Jensen
(CEO)



Sollentuna Centrum

OLAV THON EIENDOMSSELSKAP - GROUP ACCOUNTS

CONSOLIDATED INCOME STATEMENT

In millions of NOK	Note	Q2 2014	Q2 2013	At. 30.06.2014	At. 30.06.2013	At. 31.12.2013
Gross rental income	5, 8	499	475	992	955	1 922
Other property operating income	8	178	167	356	331	688
Property related expenses	8	-227	-210	-444	-405	-851
Net rental income		449	432	903	881	1 759
Fair value adjustments investment properties	9,8	20	184	169	588	698
Share of results of joint ventures and associated companies	12,8	40	126	51	113	155
Other operating income	8	40	37	81	76	172
Other operating expenses	8	-35	-31	-69	-63	-128
Administrative expenses	5, 8	-23	-21	-47	-45	-95
Depreciation property plant and equipment	8	-2	-3	-5	-7	-12
Net operating result		489	724	1 083	1 543	2 548
Financial income	8	26	4	30	7	22
Fair value adjustments of interest rate derivatives	8	-240	53	-375	75	177
Financial expenses	8	-160	-167	-315	-323	-661
Result before taxes		116	614	424	1 302	2 085
Taxes	8	-19	-137	-100	-335	-402
Total comprehensive income		97	477	324	967	1 683
Totale comprehensive attributable to:						
Owners of the parent		96	471	320	950	1 650
Non-controlling interests		1	6	4	17	33
Earnings per share (basic) (NOK)		1	4	3	9	16
Earnings per share (diluted) (NOK)		1	4	3	9	16

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

In millions of NOK	Note	Q2 2014	Q2 2013	At. 30.06.2014	At. 30.06.2013	At. 31.12.2013
Net income for the period before other comprehensive income		97	477	324	967	1 683
Acquisition and sale of property						
Other changes						
Total comprehensive income		97	477	324	967	1 683
Totale comprehensive attributable to:						
Owners of the parent		96	471	320	950	1 650
Non-controlling interests		1	6	4	17	33

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

In millions of NOK	Note	At. 30.06.2014	At. 30.06.2013	At. 31.12.2013
ASSETS				
Deferred tax asset		319	390	319
Investment properties	9	29 878	28 898	29 327
Other fixed assets		66	59	64
Investments in joint ventures and associated companies	12, 13	2 577	2 528	2 556
Other investments		176	91	212
Total non-current assets		33 016	31 966	32 479
Trade receivables and other current assets		455	602	395
Cash and cash equivalents		1 438	541	291
Total current assets		1 893	1 143	686
Total assets		34 909	33 109	33 165
EQUITY AND LIABILITIES				
Non-controlling interests		118	281	132
Majority's share of shareholders' equity		12 986	12 102	12 874
Total equity	10	13 103	12 384	13 006
Deferred tax liabilities		4 495	4 507	4 529
Loans and borrowings	6	13 388	7 942	8 494
Current liabilities	7	3 923	8 275	7 135
Total liabilities		21 806	20 725	20 159
Total equity and liabilities		34 909	33 109	33 165

STATEMENT OF CASH FLOW

In millions of NOK	Note	At. 30.06.2014	At. 30.06.2013	At. 31.12.2013
Net cash flow from operations		475	446	918
Change in working capital		-73	-48	-429
Net cash flows from operating activities		402	398	489
Acquisition of investment properties		-279	-807	-1 090
Payments linked to other investments		-89	0	90
Net cash flows from investing activities		-368	-807	-1 000
Proceeds from issue of borrowings		6 712	2 036	5 123
Repayment of borrowings		-5 449	-1 449	-4 685
Dividends paid		-149	-130	-130
Net cash flow from financing activities	6, 7	1 114	457	308
Net change in cash and cash equivalents		1 148	47	-203
Cash and cash equivalents at start of period		291	494	494
Cash and cash equivalents at end of period		1 438	541	291

STATEMENT OF CHANGES IN EQUITY

(Shows transactions with owners)

In millions of NOK	Note	Share capital	Reserves	Retained earnings	Non-controlling interests	Total equity
As at 31.12.2012		106	318	10 874	253	11 552
Total comprehensive income				950	17	967
Acquisitions of other companies				-13	11	-2
Dividends paid				-131		-131
As at 30.06.2013		106	318	11 680	281	12 386
Total comprehensive income				697	17	714
Acquisitions of other companies/mergers				72	-166	-94
As at 31.12.2013		106	318	12 449	132	13 006
Total comprehensive income				320	4	324
Change in stake in other companies	3			-58	-19	-77
Dividends paid				-149		-149
As at 30.06.2014		106	318	12 561	118	13 103

NOTES TO THE ACCOUNTS AS AT 30 OF JUNE 2014

In millions of NOK

Note 1 General information

Olav Thon Eiendomsselskap ASA is based in Norway and is 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 Standards for Financial Reporting (IFRS). The consolidated accounts for the second quarter and first half-year 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 are therefore intended to be read in conjunction with the 2013 annual report. From 01.01.2014 the accounts are prepared in accordance with IFRS 11, Joint ventures, and comparative figures have been adjusted accordingly.

The interim financial statements were adopted by the Board of Directors on 21. August 2014.

A review has been carried out in accordance with SBR 2410 - Review of Interim Financial Information, performed by the independent auditor of the enterprise.

Note 3 Changes in corporate structure

The following significant changes have taken place in the first half-year:

Amfi Drift AS	Increased ownership from 80% to 100%
Moaterminalen Holding AS	Acquired 100%
Geilo Eiendom AS	Increased ownership from 50% to 100%
Geilosenteret AS	Increased ownership from 40% to 80%

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 2013, with the exception of the application of IFRS 11, Joint ventures, effective from 01.01.2014 with the change of comparative figures.

Note 5 Transactions with related parties

The following transactions with related parties were executed/agreed as at 30 June 2014:

Transactions	Counterparty	Counterparty associate of	Amount
Current lease agreements	Selskaper i Olav Thon Gruppen AS	Olav Thon Stiftelsen	28
Current operating and administration agreements	Thon Eiendomsdrift AS	Olav Thon Stiftelsen	29

Note 6 Loans and borrowings

	30.06.2014	30.06.2013	31.12.2013
Bond loans	4 495	2 515	3 072
Credit institutions	7 396	4 163	4 250
Other debt	18	34	70
Non interest-bearing debt (fair value interest rate swaps)	1 479	1 230	1 102
Total	13 388	7 942	8 494

Note 7 Current liabilities

	30.06.2014	30.06.2013	31.12.2013
Certificate loans	1 950	1 650	1 400
Bond loans	890	0	540
Interest-bearing current liabilities	320	5 678	4 294
Trade creditors	124	109	118
Current taxes	119	103	107
Other current liabilities	520	735	676
Total	3 923	8 275	7 135

Note 8 Segment information

As at 30 June 2014, the Group has activities within two strategic operating segments. This is based on the same reporting as the internal management reporting.

These two segments are:

- * Shopping centres
- * Commercial property

Segment results as at 30 June 2014

	Shopping centres	Commercial property	Other activity	Not allocated	Group
Gross rental income	741	251			992
Other property-related income	318	37			356
Property-related expenses	-381	-64			-444
Net rental income	678	225	0	0	903
Fair value adjustments investment properties	89	80			169
Share of result of joint ventures and associated companies	51	0			51
Other operating income	41		40		81
Other operating expenses	-36		-33		-69
Administrative expenses	-38	-8			-47
Depreciation property, plant and equipment	-5	0			-5
Operating result	780	297	7	0	1 083
Financial income				30	30
Change in value of financial instruments				-375	-375
Fair value adjustments of interest rate derivatives				-315	-315
Result before taxes	780	297	7	-660	424
Taxes				-100	-100
Result for the period					324

Note 8 Segment results as at 30 June 2013

continued

	Shopping centres	Commercial property	Other activity	Not allocated	Group
Gross rental income	739	216			955
Other property-related income	294	37			331
Property-related expenses	-345	-60			-405
Net rental income	688	193	0	0	881
Fair value adjustments investment properties	458	130			588
Share of result of joint ventures and associated companies	113	0			113
Other operating income	41		35		76
Other operating expenses	-34		-29		-63
Administrative expenses	-37	-8			-45
Depreciation property, plant and equipment	-7	0			-7
Operating result	1 222	315	6	0	1 543
Financial income				7	7
Change in value of financial instruments				75	75
Fair value adjustments of interest rate derivatives				-323	-323
Result before taxes	1 222	315	6	-241	1 302
Taxes				-335	-335
Result for the period					967

Segment results as at 31 December 2013

	Kjøpesenter	Næringseiendom	Annen virksomhet	Ikke allokert	Konsern
Gross rental income	1 441	481			1 922
Other property-related income	609	79			688
Property-related expenses	-706	-145			-851
Net rental income	1 344	415	0	0	1 759
Fair value adjustments investment properties	430	268			698
Share of result of joint ventures and associated companies	155	0			155
Other operating income	97		76		172
Other operating expenses	-64		-64		-128
Administrative expenses	-79	-16			-95
Depreciation property, plant and equipment	-12	0			-12
Operating result	1 871	667	11	0	2 548
Financial income				22	22
Change in value of financial instruments				177	177
Fair value adjustments of interest rate derivatives				-661	-661
Result before taxes	1 871	667	11	-463	2 085
Taxes				-402	-402
Result for the period					1 683

Note 9 Investment property

	30.06.2014	30.06.2013	31.12.2013
Opening balance	29 327	28 024	28 024
Additions through acquisitions/expenditure	383	287	606
Change in fair value, recognised as profit (loss) during the period	169	588	698
Other changes	-1	-1	-1
Closing balance	29 878	28 898	29 327

Note 10 Shares

In second quarter of 2014 the shares in Olav Thon Eiendomsselskap ASA was split into ten new shares. The new nominal value of one share is NOK 1.

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 Joint ventures and associated companies

The table below shows the underlying figures in the income statement and balance setup for joint ventures and associated companies.

	30.06.2014	30.06.2013	31.12.2013
Investment properties	3 814	3 521	3 698
Assets	98	177	132
Liabilities	1 681	1 507	1 618
Balance sheet value joint ventures	2 231	2 191	2 212
Balance sheet value associated companies	346	336	345
Balance sheet value joint ventures and associated companies	2 577	2 528	2 556
Net rental income	100	73	171
Fair value adjustments investment properties	3	92	74
Other operating income/ -expenses	-2	-2	-4
Fair value adjustments of interest rate derivatives	-14	4	4
Financial income/ -expenses	-27	-25	-55
Taxes	-16	-40	-53
Results for the period joint ventures	44	102	136
Results for the period associated companies	7	10	19
Results for the periode joint ventures and associated companies	51	113	155

Note 13 Change in accounting policy

With effect from the first quarter of 2014, jointly controlled companies will be presented according to the equity method in accordance with IFRS-11. The comparative figures for 2013 have been reworked accordingly. The presentation below shows the changes in the comparative figures.

CONSOLIDATED INCOME STATEMENT

In millions of NOK	After IFRS-11		Before IFRS-11	
	As at 30.06.2013	As at 31.12.2013	As at 30.06.2013	As at 31.12.2013
Gross rental income	955	1 922	1 043	2 122
Other property operating income	331	689	314	736
Property related expenses	-405	-85	-441	-928
Net rental income	881	1 759	916	1 930
Fair value investment properties	588	699	680	775
Share of results of joint ventures and associated companies	113	155	10	19
Other operating income	76	172	112	172
Other operating expenses	-63	-128	-48	-128
Administrative expenses	-45	-95	-60	-98
Depreciation property, plant and equipment	-7	-12	-8	-13
Net operating result	1 543	2 549	1 604	2 657
Financial income	7	22	9	25
Fair value adjustments of interest rate derivatives	75	177	79	177
Financial expenses	-323	-661	-350	-720
Result before taxes	1 302	2 085	1 342	2 139
Taxes	-335	-402	-375	-457
Total comprehensive income	967	1 683	967	1 682

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

In millions of NOK	After IFRS-11		Before IFRS-11	
	As at 30.06.2013	As at 31.12.2013	As at 30.06.2013	As at 31.12.2013
ASSETS				
Deferred tax asset	390	319	287	319
Investment properties	28 898	29 327	29 172	33 025
Other fixed assets	59	64	54	66
Investments in joint ventures and associated companies	2 528	2 556	341	345
Other investments	91	212	56	145
Total non-current assets	31 966	32 479	29 910	33 899
Trade receivables and other current assets	602	395	716	424
Cash and cash equivalents	541	291	533	456
Total current assets	1 143	686	1 249	881
Total assets	33 109	33 165	31 159	34 780
EQUITY AND LIABILITIES				
Non-controlling interests	281	132	228	142
Majority's share of shareholders' equity	12 102	12 874	10 439	12 864
Total equity	12 384	13 006	10 667	13 006
Deferred tax liabilities	4 507	4 529	4 202	4 548
Loans and borrowings	7 942	8 494	11 345	9 986
Current liabilities	8 275	7 135	4 945	7 241
Total liabilities	20 725	20 159	20 492	21 774
Total equity and liabilities	33 109	33 165	31 159	34 780

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