

OLAV THON EIENDOMSSELSKAP ASA, CONSOLIDATED FINANCIAL STATEMENTS

ALTERNATIVE PERFORMANCE MEASURES

Amounts in NOK million

Olav Thon Eiendomsselskap ASA prepares consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS). The company also wishes to present alternative performance measures (APM) in order to provide readers with a better understanding of the company's underlying financial results.

1. Fair value adjustments in investment properties and interest rate derivatives

Fair value adjustments in investment properties and interest rate derivatives affect the Group's profit before tax. These income statement items are considered to be more determined by external factors than the other profit and loss items.

	Q3 2025	Q3 2024	30.09.2025	30.09.2024	31.12.2024
Fair value adjustments in:					
investment properties recognised in profit and loss	-127	108	341	-158	346
investment properties in joint ventures	7	52	-18	-14	4
investment properties in associated companies	-1	—	3	-18	-10
interest rate derivatives recognised in profit and loss	51	-106	-117	240	429
interest rate derivatives in joint ventures	1	-5	-10	-1	5
Fair value adjustments, investment properties and derivatives	-70	48	198	50	774

2. Profit before income tax, fair value adjustment and currency result

Profit before tax, fair value adjustments and currency is intended to give readers a better understanding of the Group's operating business development.

	Q3 2025	Q3 2024	30.09.2025	30.09.2024	31.12.2024
Profit before income tax	486	502	1 847	1 601	2 863
Income tax in joint ventures	3	7	—	9	11
Income tax in associated companies	2	2	7	2	6
Fair value adjustments investment properties and derivatives	70	-48	-198	-50	-774
Currency gain	-2	—	—	—	—
Currency loss	—	55	45	41	24
Profit before income tax, fair value adjustment and currency result	559	518	1 701	1 603	2 129

3. Equity ratio

Equity ratio is the Group's total book equity divided by the Group's total equity and debt on the balance sheet date, and indicates the relative proportion of equity used to finance a company's assets.

	30.09.2025	30.09.2024	31.12.2024
Total equity	32 479	31 064	32 045
Total equity and debt	64 253	61 106	63 058
Equity ratio	51 %	51 %	51 %

4. Long term net asset value per share and equity per share

Long term net asset value per share takes into account a fair value assessment of the deferred tax liabilities. Equity per share is calculated as the majority's share of equity divided by the number of shares.

	30.09.2025	30.09.2024	31.12.2024
Majority share of equity	32 336	30 684	31 660
Deferred tax liabilities (deferred tax liabilities current assets excluded)	7 836	7 358	7 623
Fair value of debt - deferred tax liabilities - 6 %	-2 137	-2 007	-2 079
Long term net asset value	38 035	36 035	37 204
Number of shares (own shares not included)	101 478 908	101 478 908	101 478 908
Long term net asset value per share in NOK	375	355	367
Equity per share in NOK	319	302	312

5. Liquidity reserves

Calculation of liquidity reserves is considered to give the reader a better understanding of the Group's ability to service short-term liquidity needs.

	30.09.2025	30.09.2024	31.12.2024
Unutilized overdrafts and other credit facilities	9 255	9 112	6 478
Cash and cash equivalents	132	109	83
Liquidity reserves	9 387	9 221	6 561

6. Amortisation next 12 months

Amortisation for the next 12 months show interest-bearing debt that falls due over the next 12 months, and provides a picture of the Group's future obligations.

	30.09.2025	30.09.2024	31.12.2024
Commercial papers	3 004	2 821	257
Bonds	1 980	1 893	1 885
Bank loans	51	40	1 263
Amortisation next 12 months	5 035	4 754	3 405

7. Net Interest-bearing debt and loan to value ratio

Splitting the Group's total debt into interest-bearing debt and non-interest-bearing debt is intended to give readers a better understanding of the Group's debt situation and the Group's financial position. Net interest-bearing debt is calculated by deducting the Group's cash and cash equivalents from its interest-bearing debt. Net interest-bearing debt is used in, among other things, the calculation of the Group's loan to value ratio.

	30.09.2025	30.09.2024	31.12.2024
Bonds, non-current	13 599	10 396	10 801
Bonds, current	1 980	1 893	1 885
Commercial papers, current	3 004	2 821	257
Debt to credit institutions, long-term	3 291	5 714	7 135
Debt to credit institutions, short-term	51	40	1 263
Interest-bearing debt¹⁾	21 925	20 864	21 342
Cash and cash equivalents	-132	-109	-83
Net interest-bearing debt	21 793	20 754	21 259
Market value properties (see APM 11)	59 949	57 052	58 612
Loan to value ratio	36 %	36 %	36 %
¹⁾ Unsecured part of interest-bearing debt (where the Group has not provided collateral)	18 583	15 109	12 943

8. Interest per balance sheet date

Interest on the balance sheet date is accounted interest expenses on the balance sheet date converted to annualized interest divided by interest-bearing debt on the balance sheet date.

	30.09.2025	30.09.2024	31.12.2024
Annualized interest expenses on interest-bearing debt	1 066	1 145	1 187
Annualized interest expenses on current interest rate swaps	-80	-124	-137
Annualized interest expenses per balance sheet date	986	1 021	1 049
Interest-bearing debt	21 925	20 864	21 342
Interest per balance sheet date	4,50 %	4,89 %	4,92 %

9. Interest coverage ratio

The interest coverage ratio shows the Group's ability to pay its interest obligations. It is calculated by dividing the net income from property management before depreciation (12-month rolling) on net interest expenses from interest-bearing debt (12-month rolling).

	30.09.2025	30.09.2024	31.12.2024
Net income from property management (12-month rolling)	3 197	3 171	3 120
Depreciation (12-month rolling)	13	14	13
Net income from property management before depreciation (12-month rolling)	3 210	3 185	3 133
Interest expenses on interest-bearing debt (12-month rolling)	1 252	1 243	1 258
Interest income (12-month rolling)	-223	-146	-201
Net interest expenses (12-month rolling)	1 029	1 096	1 057
Interest coverage ratio	3,1	2,9	3,0

10. Net investments

Net investments is calculated by using fair value of investments in investment properties in addition to net supply of other fixed assets and other investments.

	Q3 2025	Q3 2024	30.09.2025	30.09.2024	31.12.2024
Investment properties	311	179	886	486	707
Acquisitions and divestments companies	276	—	276	40	901
Other fixed assets	10	3	25	11	13
Other investments	136	36	289	121	142
Net investments	733	218	1 475	657	1 763

11. Market value properties

Market value of properties shows the sum of the market value of investment properties owned and owner-occupied properties, which are accounted for according to different accounting principles in the Group's balance sheet. The market value does not include investment property defined as right-to-use assets.

	30.09.2025	30.09.2024	31.12.2024
Market value investment properties - owned (see note 8)	59 763	56 867	58 427
Market value owner-occupied properties	187	185	185
Market value properties	59 949	57 052	58 612

In addition, the Group owns properties through joint ventures and associated companies:

Market value of properties joint venture (Group share)	2 012	2 512	1 931
Market value of properties associated companies (Group share)	888	873	882

12. Annualized rental income level

The annualized rental income level shows the real estate portfolio's expected market rent for leased and vacant premises, and provides a picture of the Group's earning potential.

	30.09.2025	30.09.2024	31.12.2024
Annualized market rent leased premises	4 021	3 856	3 968
Annualized market rent vacant premises	199	144	157
Annualized rental income level	4 220	4 000	4 125

In addition, the Group owns properties through joint ventures and associated companies:

Annualized market rent leased premises (Groups share)	175	221	177
Annualized market rent vacant premises (Groups share)	5	9	8
Annualized rental income JVs and associated companies (Groups share)	180	230	185
Total annualized rental income level	4 400	4 230	4 310

13. Yield properties

Yield is the annualized rental income level less normalized (over time) lessor's owner costs divided by the market value of properties adjusted for plots and the relevant non-rental part of properties.

	30.09.2025	30.09.2024	31.12.2024
Annualized rental income level	4 220	4 000	4 125
Lessor's owner cost	530	538	542
Annualized net rental income level	3 690	3 462	3 583
Market value properties	59 949	57 052	58 612
Adjustment market value for plots etc.	556	517	437
Market value properties after adjustment	59 394	56 535	58 175
Yield properties	6,2%	6,1%	6,2%