

OLAV THON EIENDOMSSKAP

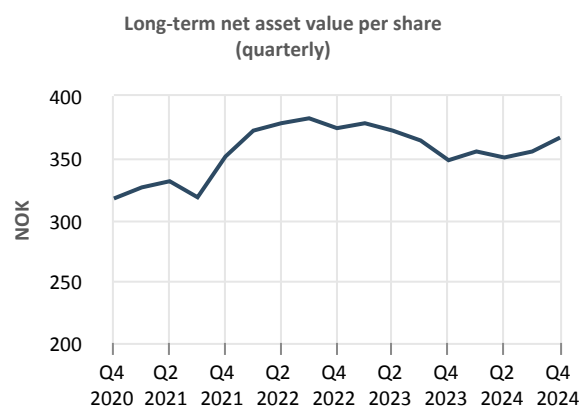
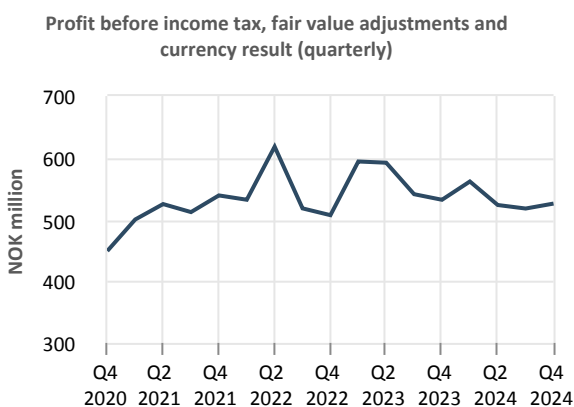


REPORT FOR Q4 AND PRELIMINARY RESULTS FOR 2024

KEY FIGURES

	APM ¹⁾	Q4 2024	Q4 2023	31.12.2024	31.12.2023
<i>NOK million</i>					
Net rental income		790	843	3 316	3 366
Fair value adjustments in inv. properties and interest rate derivatives	1	725	-2 310	774	-4 330
Profit before income tax		1 262	-1 821	2 863	-2 177
Profit before income tax, fair value adjustments and currency result	2	526	534	2 129	2 261
Equity ratio	3			51 %	50 %
Equity per share (NOK)	4			312	297
Long-term net asset value per share (NOK)	4			366	348
Net cash flow from operations		489	447	1 952	2 035
Liquidity reserves	5			6 561	5 382
Amortisation next 12 months	6			3 405	1 527
Interest-bearing debt	7			21 342	20 997
Interest per balance sheet date	8			4,92 %	5,17 %
Loan to value ratio	7			36 %	37 %
Interest coverage ratio	9			3,0	3,1
Net investments	10	1 107	199	1 763	2 025
Market value properties	11			58 612	56 568
Annualized rental income level	12			4 125	3 800
Yield properties	13			6,2 %	5,9 %
Sales, owned shopping centers		18 712	18 294	62 558	60 568
Share price per balance sheet date (NOK)				227,0	186,5

¹⁾ Definitions, calculations and explanations on the use of alternative performance measures (APM) are included at page [22](#) in the report.



Q4 HIGHLIGHTS

- The Group had a satisfactory development in the fourth quarter, with profit before income tax amounting to NOK 1 262 (-1 821) million.
- The Group's rental income in the fourth quarter amounted to NOK 958 (949) million.
- Fair value adjustments of investment properties amounted to NOK 504 (-1 916) million, and fair value adjustments of interest rate derivatives totalled NOK 189 (-309) million in the quarter.
- Profit before tax, fair value adjustments and currency result amounted to NOK 526 (534) million in the quarter.
- The Group's financial position is solid. By the year-end the Group's equity ratio was 51 % (50 %), while its liquidity reserves was NOK 6 561 (5 382) million.
- Retail sales in the shopping center portfolio in the fourth quarter were NOK 18 712 (18 294) million, an increase of 2 % compared to the same quarter last year.
- The Board proposes a dividend of NOK 7,25 per share (7,00) to be paid for 2024.

The figures in brackets are for the corresponding period/date last year



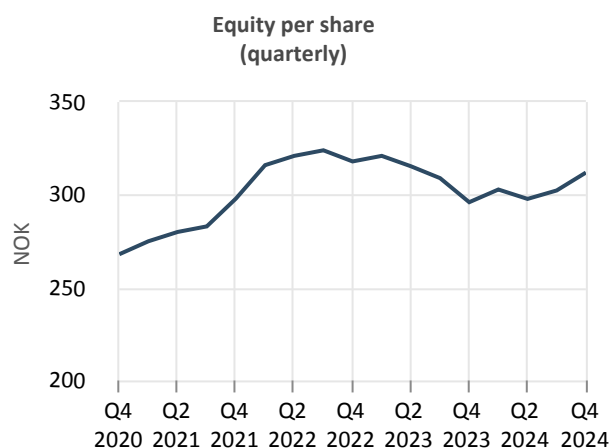
Images: Sanvika Storsenter

FINANCIAL POSITION/BALANCE SHEET AS AT 31.12.2024

The Group's total assets were NOK 63 058 (60 501) million, with investment properties accounting for 58 633 (56 577)¹ million of that figure.

Total equity was NOK 32 046 (30 437) million, and the equity ratio² was 51 % (50 %).

Equity per share was NOK 312 (297), while the long-term net asset value per share² was calculated at NOK 366 (348).



Equity per share has since 31.12.2020 increased by 16 %.

Interest-bearing debt was NOK 21 342 (20 997) million, with a loan-to-value ratio² of 36 % (37 %).

The Group's share of the equity in joint ventures and associated companies was NOK 1 770 (1 899) million.

SUMMARY OF THE RESULT FOR Q4

Profit before income tax was NOK 1 262 (-1 821) million.

Fair value adjustments of investment properties and interest rate derivatives totalled NOK 725 (-2 310) million³.

Profit before income tax, fair value adjustment and currency result² amounted to NOK 526 (534) million.

RENTAL INCOME AND PROPERTY-RELATED INCOME/EXPENSES

Gross rental income was NOK 958 (949) million.

Property-related income amounted to NOK 323 (309) million and consists mainly of payments from the

Group's tenants to cover letting and property administration costs as well as costs related to the operation of shopping center associations.

Property-related expenses amounted to NOK 491 (415) million, including the above-mentioned letting and property administration costs of NOK 292 (261) million.

Maintenance expenses for the property portfolio amounted to NOK 101 (85) million.

Other property-related operating costs amounted to NOK 28 million (7), of which provisions for losses on rent claims made up the main part.

Net rental income was therefore 790 (843) million.

FAIR VALUE ADJUSTMENTS OF INVESTMENT PROPERTIES

The value of the Group's investment properties increased by NOK 504 (-1 916) million in Q4.

The increase in value in the fourth quarter is primarily explained by rental growth on the property portfolio. The average yield used in valuation of the property portfolio rose from 6,1 % to 6,2 %.

The Group's property portfolio consists of the following property segments:

- Shopping center properties in Norway and Sweden.
- Other commercial properties including rental housing, primarily in the Oslo area.

The value in both segments increased in Q4.

The value of the Group's shopping center properties increased by NOK 408 (-1 165) million, while the value of its commercial properties increased by 96 (-751) million.

SHARE OF PROFIT IN JOINT VENTURES AND ASSOCIATED COMPANIES

The Group's share of the results of joint ventures and associated companies amounted to NOK 80 (-41) million. In connection with the restructuring of Amco Eiendom AS, which is discussed later in the report, NOK 22 million was recognized as income in Q4.

The fair value adjustments of investment properties and interest rate derivatives in these companies amounting to NOK 31 (-84) million.

¹ See note 8

² For definitions see alternative performance measures (APM) at the end of the report

³ Includes investments in joint ventures and associated companies

Underlying figures for the Group's share of the results and balance sheet totals for these companies are shown in note 9.

OTHER OPERATING INCOME AND EXPENSES

Other operating income was NOK 25 (14) million and consisted mainly of sales income from other activities.

Other operating and administrative expenses amounted to NOK 73 (62) million, while depreciation and amortisation amounted to 3 (4) million.

FINANCIAL INCOME AND EXPENSES

Net financial items amounted to NOK -62 (-655) million, with fair value adjustments of financial instruments accounting for NOK 189 (-309) million of that figure.

Net interest expenses amounted to NOK 257 (279) million. The decrease in interest costs is mainly explained by a lower average interest rate on the debt.

Unrealised gains linked to the SEK exchange rate amounted to NOK 17 (-52) million.

FAIR VALUE ADJUSTMENTS OF INTEREST RATE DERIVATIVES

In the fourth quarter, long-term market rates (swap rates) rose significantly in both Norway and Sweden.

In Norway, the 5-year swap rate rose by 0,57 % to 4,11 %, while the 10-year rate increased by 0,54 % to 4,05 %.

In Sweden, the 5-year swap rate rose by 0,46 % to 2,51 %, while the 10-year rate increased by 0,46 % to 2,71 %.

As a result of the change in interest rates, the fair value of the Group's interest rate derivatives increased by NOK 189 (-309) million.

PRELIMINARY RESULTS 2024

In 2024, rental income amounted to NOK 3 806 (3 722) million.

Property-related income amounted to NOK 1 079 (1 098) million, while property-related expenses amounted to NOK 1 569 (1 454) million.

Maintenance expenses for the property portfolio amounted to NOK 263 (210) million.

Net rental income amounted to NOK 3 316 (3 366) million.

Other operating income was NOK 75 (56), and consisted mainly of operating income from other activity.

The value of the Group's investment properties increased by NOK 346 (-4 361) million.

The value change of the Group's shopping center portfolio was NOK 448 (-2 634) million, while the value change on the commercial properties, which include rental housing, was NOK -102 (-1 727).

Net financial items amounted to NOK -739 (-959) million, with fair value adjustments of interest rate derivatives accounting for NOK 429 (183) million.

Net interest expenses amounted to NOK 1 070 (1 036) million.

Increased interest costs in 2024 are mainly explained by higher average interest on the group's interest-bearing debt in the year taken as a whole.

Unrealised losses linked to the SEK exchange rate amounted to NOK -24 (-93) million.

The market value of the Group's interest rate derivatives increased by NOK 429 (183) million, mainly due to higher long-term market interest rates in Norway and Sweden through 2024.

Profit before income tax was NOK 2 863 (-2 177) million.

Fair value adjustments of investment property and financial instruments totalled NOK 774 (-4 330) million.

Profit before income tax, fair value adjustment and currency result therefore amounted to NOK 2 129 (2 261) million.

CASH FLOW AND LIQUIDITY

Q4

Net cash flow from operations was NOK 489 (447) million.

Net cash flow from operating activities was 331 (20) million.

Investing activities reduced liquidity by NOK -868 (160) million, while financing activities increased liquidity by 506 (-168) million.

The exchange rate effects on cash and cash equivalents amounted to NOK 4 (-2) million, and the Group's liquidity reserves therefore fell by NOK -26 (10) million.

2024

Overall, net cash flow from operations was NOK 1 952 (2 035) million in 2024.

Net cash flow from operating activities was NOK 1 746 (2 030) million.

Investing activities reduced liquidity by NOK -1 475 (-1 975) million, while financing activities reduced liquidity by NOK -419 (-92) million.

The currency effects on cash and cash equivalents amounted to NOK 5 (9) million.

The Group's liquidity reserves therefore fell by NOK -143 (-28) million in 2024.

As per 31.12.2024 the liquidity reserves were NOK 6 561 (5 382) million, and consisted of short-term investments of NOK 83 (226) million and undrawn long-term credit facilities of NOK 6 478 (5 156) million.

INVESTMENTS

The Group's net investments in Q4 were 1 107 (199) million.

Total net investments in 2024 amounted to NOK 1 763 (2 025) million.

PORTFOLIO CHANGE - PART-OWNED SHOPPING CENTRES

In connection with a restructuring of the jointly controlled company Amco Eiendom AS (50 % ownership), Olav Thon Eiendomsselskap took over 100 % of the shopping centers Amfi Sogningen, located in Vestland county, and Amfi Eidsvoll in Akershus county.

At the same time, Coop Norge Eiendom AS took over Amco Eiendom AS' shares in the shopping centers Amfi Årnes in Akershus county, Amfi Nærbø in Rogaland county, Amfi Otta in Innlandet county and Amfi Rørvik in Trøndelag county.

The transaction was completed on 30 December 2024.

MAJOR PROPERTY PROJECTS⁴

Under construction

Lagunen Storsenter, Bergen (42 % stake)

A new build extension totalling 15 100 square meters is being added to this shopping center, in addition, the existing center is being expanded by 2 400 square meters. The extension will contain shopping center premises including retail, restaurants and offices, and is scheduled for completion in Q4 2025.

Gardermoen Park, Brages vei 3

The warehouse and logistics building next to Oslo Airport in Gardermoen is being expanded by 10,500 square meters, and is fully let. The building is scheduled to be completed in mid-2025.

Sanden shopping centre, Kristiansand

In Sanden's quarter, a new building of 2,200 square meters is being built in connection with the shopping centre with shop and office premises. In addition, a total rehabilitation of the shopping center is being carried out. The project is scheduled to be completed in the Q3 2025.

In planning phase

Olav Thon Eiendomsselskap ASA has several property projects in the planning phase. The projects are primarily linked to the further development of its property portfolio. Whether they will be executed depends on factors such as official permits and market conditions.

INVESTMENT PROPERTIES AS AT 31.12.2024

The property portfolio was valued at NOK 58 612 (56 568) million, based on an average yield of 6,2 % (5,9 %)⁵.

By the year-end, the property portfolio consisted of a total area of 2,0 million square meters.

The vacancy rate in the property portfolio was 3,8 % (3,6 %).

The annual rental income level was NOK 4 125 (3 800) million⁵.

Average yields by property segment were as follows:

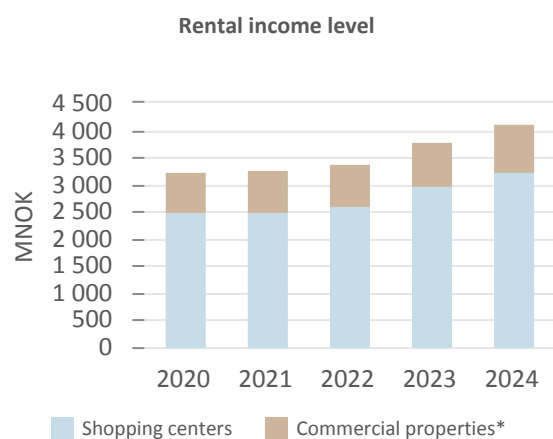
Shopping center properties	6,5 % (6,2 %)
Commercial properties	5,2 % (4,9 %)

⁴ Above MNOK 50 million

⁵ For definitions see alternative performance measures (APM) at the end of the report

The property portfolio consists of the following segment distribution:

Segment	Market value (Share)	Rental income level (Share)
Shopping center properties	74 % (73 %)	79 % (78 %)
Commercial properties	26 % (27 %)	21 % (22 %)



The annual rental income level has increased by 26,9 % in the last 5 years.

* Includes retail/office, residential properties and other commercial properties.

PROPERTY PORTFOLIO OWNED THROUGH JOINT VENTURES AND ASSOCIATED COMPANIES

The Group's share of the rental income of joint ventures and associated companies was NOK 185 (230) million.

The Group's share of the property values in these companies was NOK 2 813 (3 306) million.

THE SHOPPING CENTER BUSINESS AREA

By the year-end Olav Thon Eiendomsselskap ASA wholly or partly owned 56 shopping centers in Norway and Sweden.

Olav Thon Eiendomsselskap ASA is Norway's leading shopping center actor with a solid market position.

The shopping center portfolio includes Norway's largest shopping center in terms of retail sales, Lagunen Storsenter in Bergen, and six of the country's eight largest shopping centers.

Retail sales

Retail sales in the Group's shopping center portfolio in Q4 amounted to NOK 18 712 (18 294) million⁶.

The shopping centers had the following retail sales in Q4, broken down by month:

	2024	2023	Change
October	5 011	4 833	3,7 %
November	6 158	5 915	4,1 %
December	7 544	7 546	— %
Sum Q4	18 712	18 294	2,3 %

Total retail sales by year-end amounted to NOK 62 558 (60 568) million.

Norway

In Q4, the Group's Norwegian shopping centers had retail sales of NOK 17 612 (17 110) million.

Retail sales in 2024 amounted to NOK 58 582 (56 679) million.

Sweden

Retail sales in the Swedish shopping centers amounted to SEK 1 076 (1 091) million in Q4, and SEK 3 909 (3 904) million in 2024.

RISK FACTORS

Olav Thon Eiendomsselskap ASA is primarily exposed to market and financial risks arising from the real estate and financial markets.

THE PROPERTY MARKET

The development in the property market in Norway and Sweden are affected by macroeconomic development and demand for commercial property as an investment object.

The valuation as at 31.12.2024 was based on an average yield of 6,2 %. Throughout the last three years, the yield has varied between 4,9 % and 6,2 %.

Changes in yield and market rents have a direct impact on the value of the property portfolio. Calculations of this effect can be found in note 8 in the quarterly report.

THE FINANCIAL MARKET

The most significant financial risk for Olav Thon Eiendomsselskap ASA is considered to be the Group's access to financing in the banking and capital markets.

⁶ Corresponding period corrected

The risk is mitigated by maintaining a low loan-to-value ratio, a balanced debt portfolio and significant liquidity reserves.

The Group's financing is described in greater depth in the next section, and more details about financial risk management can be found in the annual report 2023.

FINANCIAL INSTRUMENTS

The Group's financial instruments (interest rate swaps) are recorded at fair value.

The interest rate swaps are primarily used to hedge long-term fixed-rate periods, and thus reduce the financial risk.

At the end of Q4, the portfolio of financial instruments was NOK 23 155 (24 867) million, and is made up by the following groups:

MNOK	Amount
Floating to fixed interest rate	11 579
Fixed to floating interest rate	3 821
Floating to fixed interest rate – future start	7 756
Sum	23 155

At year-end, total fair value was NOK 503 (74) million.

Fair value is affected both by changes in long-term interest rates and by the residual term on interest rate derivatives.

It is estimated that a change of 1 percentage point in interest rates would change the fair value by approximately NOK 500 - 600 million.

FINANCING

The Group's debt portfolio consists of long-term credit facilities with Nordic banks and direct borrowing in the capital markets in Norway and Sweden.

Access to financing is considered very good in both the bank and capital markets. The Group's financing sources in Q4 were both the Nordic banking market and the capital markets in Norway and Sweden.

In the banking market, long-term loan agreements of NOK 1 200 million was entered into, while in the capital markets, NOK 2 050 million and SEK 650 million new loans was raised.

INTEREST-BEARING DEBT AND MATURITY PROFILE

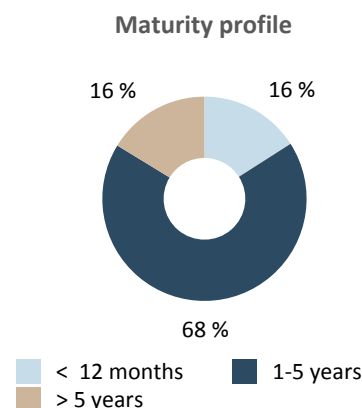
By year-end outstanding certificate and bond debt amounted to NOK 12 943 (11 809) million, broken down as follows:

Norway: NOK 11 039 (11 100) million
Sweden: SEK 1 850 (700) million

Total credit facilities were NOK 27 820 (26 154) million, NOK 6 478 (5 156) million of which was undrawn.

For details of the Group's interest-bearing debt, see notes [11](#) and [12](#) and «[Alternative performance measures](#)» in the report.

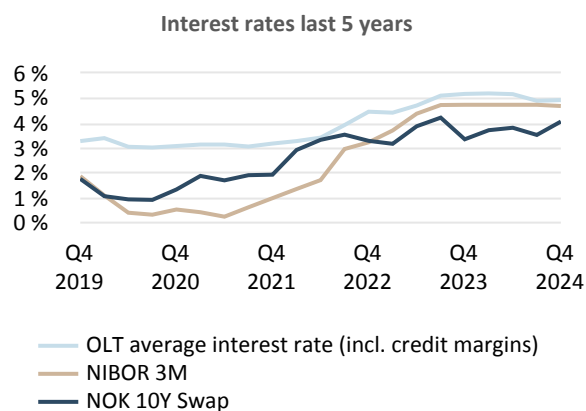
The Drawn debt by year-end had an average remaining maturity of 3,6 (3,5) years, with 16 % (7 %) of the debt falling due for repayment within 1 year.



Current liquidity reserves are sufficient to refinance all debt falling due in both the bank and capital markets up until 03.12.2026.

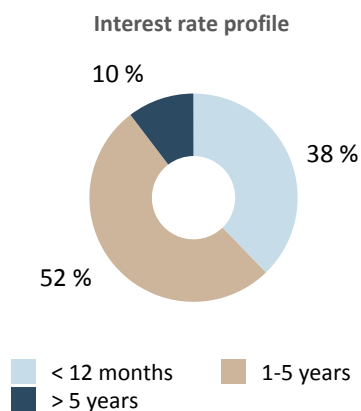
AVERAGE INTEREST RATE AND INTEREST RATE PROFILE

By the end of Q4, the Group had a fixed-rate ratio of 62 % (59 %), with an average fixed-rate period of 3,0 (3,5) years.



The Group's average interest rate (including credit margins) was 4,9 % (5,2 %), divided between the following currencies:

Currency	Share of debt	Average interest rate
NOK	85 % (88 %)	5,2 % (5,3 %)
SEK	15 % (12 %)	3,3 % (4,3 %)



62 % of interest-bearing debt has a fixed-rate period of more than 12 months. The average fixed-rate period is 3,0 year.

SHARE INFORMATION

The closing price of the Olav Thon Eiendomsselskap ASA share was NOK 227 at the end of Q4, up from 224 at the start of the quarter.

The highest and lowest prices in the quarter were NOK 227 and 215 respectively.

The shares in Olav Thon Eiendomsselskap ASA shares have generated the following return (including dividend) compared to the Oslo Stock Exchange:

	Return OLT	OSEBX
Q4 2024	1 %	1 %
Last 12 months	25 %	9 %
Last 24 months	37 %	20 %
Last 36 months	28 %	19 %
Last 60 months	49 %	52 %

In Q4 1 255 000 (1 144 000) shares were traded and 2.850 (2 070) transactions in the share were conducted on the Oslo Stock Exchange.

In 2024, 2 727 000 (2 616 000) shares were traded and 11 865 (6 745) transactions in the share were conducted on the Oslo Stock Exchange.

SHAREHOLDERS

Olav Thon Eiendomsselskap ASA has issued 101 478 908 shares which have equal rights.

As at 31.12.2024, Olav Thon Eiendomsselskap ASA had 4 235 (3 773) shareholders, with Norwegian investors owning 93,3 % (97,6 %) of the shares.

At the year-end, Olav Thon Eiendomsselskap ASA's market capitalisation was NOK 23,0 (18,9) billion, and the five largest shareholders were:

Shareholders	Share
Olav Thon Gruppen AS (incl. subs)	75,4 %
J. P. Morgan SE (nom.)	4,6 %
MP Pensjon	2,3 %
Folketrygdfondet	1,2 %
Otto Olsen Invest AS	1,0 %
Others	15,5 %
Total	100 %

Dividend

The company's dividend policy dictates that the shareholders should receive a dividend corresponding to 30 - 40 % of the group's result before changes in value, given satisfactory liquidity and solidity.

The board will propose to the company's general meeting that a dividend of NOK 7,25 per share be paid for 2024.

OUTLOOK

Growth in the Norwegian economy is still relatively low, but showed an increasing tendency throughout last year. Despite a slight increase, unemployment is still low and wage growth is relatively high.

Price inflation fell significantly through 2024, but is still somewhat higher than Norges Bank's inflation target.

Norges Bank has kept its policy rate unchanged at 4,50% throughout 2024 and signals that the interest rate is likely to be lowered in 2025.

Increasing geopolitical uncertainty, persistent price growth somewhat above Norges Bank's inflation target and a higher level of interest rates lead to uncertainty about the economic development both in Norway and globally in the time ahead.

The Group's solid market- and financial position is expected to contribute to maintain a good operating profit development in the future, despite a higher level of interest rate and macroeconomic uncertainty.

Oslo, 13. February 2025

Board of Directors, Olav Thon Eiendomsselskap ASA

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

OLAV THON EIENDOMSSSELKAP ASA, CONSOLIDATED FINANCIAL STATEMENTS

STATEMENT OF COMPREHENSIVE INCOME

<i>(NOK million)</i>	Note	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Rental income	6	958	949	3 806	3 722
Property-related income		323	309	1 079	1 098
Property-related expenses	6	-491	-415	-1 569	-1 454
Net rental income	7	790	843	3 316	3 366
Other operating income		25	14	75	56
Other operating expenses		-19	-16	-64	-56
Administrative expenses	6	-54	-45	-196	-179
Depreciation		-3	-4	-12	-17
Net income from property management	7	739	791	3 119	3 171
Fair value adjustments, investment property	8	504	-1 916	346	-4 361
Share of profit from joint ventures and associated companies	9	80	-41	137	-28
Operating profit	7	1 323	-1 165	3 602	-1 218
Financial income	10	80	6	249	26
Financial expenses	10	-331	-352	-1 418	-1 169
Fair value adjustments, interest rate derivatives		189	-309	429	183
Net financial items		-62	-655	-739	-959
Profit before income tax		1 262	-1 821	2 863	-2 177
Change in deferred tax		-193	543	-359	841
Income tax payable		-71	-102	-258	-317
Income tax		-264	441	-617	524
Profit		997	-1 380	2 245	-1 653
Other Comprehensive income:					
<i>Items to be reclassified to P&L in subsequent periods:</i>					
Currency translation differences from foreign operations		-21	63	29	116
Total comprehensive income		976	-1 316	2 274	-1 538
Profit attributable to:					
Shareholders of the parent		993	-1 330	2 237	-1 568
Non-controlling interests		4	-50	8	-85
Total comprehensive income attributable to:					
Shareholders of the parent		972	-1 267	2 266	-1 452
Non-controlling interests		4	-50	8	-85
Earnings per share, basic and diluted (NOK)		10	-13	22	-15

OLAV THON EIENDOMSSELSKAP ASA, CONSOLIDATED FINANCIAL STATEMENTS

BALANCE SHEET

<i>(NOK million)</i>	Note	31.12.2024	31.12.2023
ASSETS			
Investment properties	8	58 633	56 577
Owner-occupied properties		177	184
Fixed assets		55	46
Investments in joint ventures and associated companies	9	1 770	1 899
Other non-current assets		928	442
Total non-current assets		61 563	59 149
Trade receivables and other current receivables		1 412	1 126
Cash and cash equivalents		83	226
Total current assets		1 494	1 352
Total assets		63 058	60 501
EQUITY AND LIABILITIES			
Share capital		101	101
Share premium		318	318
Other equity		31 241	29 677
Non-controlling interests		385	340
Total equity		32 046	30 437
Deferred tax liabilities		7 551	7 149
Lease liabilities		214	204
Interest-bearing non-current liabilities	11	17 937	19 471
Other non-current liabilities	11	128	57
Total non-current liabilities		25 830	26 880
Income tax payable		275	308
Interest-bearing current liabilities	12	3 405	1 527
Trade payables and other current liabilities	12	1 503	1 349
Total current liabilities		5 182	3 184
Total liabilities		31 012	30 064
Total equity and liabilities		63 058	60 501

OLAV THON EIENDOMSSSELKAP ASA , CONSOLIDATED FINANCIAL STATEMENTS

STATEMENT OF CASH FLOW

<i>NOK million</i>	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Net cash flow from operations	489	447	1 952	2 035
Expensed interest	318	285	1 357	1 062
Paid interest	-260	-260	-1 251	-1 032
Paid income tax	21	1	-292	-234
Change in working capital	-237	-453	-20	199
Net cash flow from operating activities	331	20	1 746	2 030
Acquisition of investment properties and fixed assets	-236	-134	-732	-705
Acquisition of subsidiaries	-861	-	-901	-1 222
Other investments	229	295	159	-48
Net cash flow from investment activities	-868	160	-1 475	-1 975
Proceeds from interest-bearing liabilities	6 130	2 585	21 852	8 483
Repayment of interest-bearing liabilities	-5 622	-2 751	-21 550	-7 895
Payment on leasing liabilities	-2	-2	-8	-8
Dividends paid	-	-	-714	-672
Net cash flow from financing activities	506	-168	-419	-92
Currency translation effects on cash and cash equivalents	4	-2	5	9
Net change in cash	-26	10	-143	-28
Cash at beginning of period	109	215	226	254
Cash at end of period	83	226	83	226

OLAV THON EIENDOMSSELSKAP ASA , CONSOLIDATED FINANCIAL STATEMENTS

STATEMENT OF CHANGES IN EQUITY

NOK million	Share capital	Share premium	Currency translation differences	Other equity	Hedging reserve	Shareholders of the parent	Non-controlling interest	Total
Equity 31.12.22	101	318	-116	31 943	-12	32 235	438	32 673
Profit				-1 568		-1 568	-85	-1 653
Other comprehensive income			116			116		116
Dividends paid				-660		-660	-12	-672
Other changes				-26		-26	-	-26
Equity 31.12.23	101	318	-	29 689	-12	30 097	340	30 437
Profit				2 237		2 237	8	2 245
Other comprehensive income			29			29		29
Dividends paid				-710		-710	-4	-714
Other changes				8		8	40	48
Equity 31.12.24	101	318	29	31 224	-12	31 661	385	32 046

Olav Thon Eiendomsselskap ASA, Consolidated financial statements

NOTES TO THE ACCOUNTS

(NOK million)

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 Group's consolidated financial statements includes Olav Thon Eiendomsselskap ASA and subsidiaries, as well as the Group's interests in joint ventures and associated companies. The Group has activities in Norway and Sweden. The interim financial statements were adopted by the Board on 13 February 2025. There has been no audit of the interim financial information.

NOTE 2 ACCOUNTING PRINCIPLES

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by IASB and as adopted by EU. The consolidated accounts have been prepared in accordance with IAS 34 Interim Financial Reporting.

The accounting principles on which the interim report is based are in accordance with the principles used in the preparation of the annual report for 2023.

NOTE 3 CHANGES IN GROUP STRUCTURE

There are no significant changes in the Group structure in the quarter.

NOTE 4 ESTIMATES

Preparation of interim financial statements involves the use of judgements, estimates and assumptions that affect the application of accounting principles and amounts recognised in the Group's position and results. In preparing the interim financial statements, management has used the same assessments related to the application of accounting principles that formed the basis for the consolidated financial statements for 2023.

NOTE 5 SUBSEQUENT EVENTS

No events of significance to the assessment of the Group's position and results have occurred after the reporting date.

NOTE 6 RELATED PARTY TRANSACTIONS

The company has the following transactions with related parties:

Transactions	Counterparty	31.12.2024	31.12.2023
Rental income	Companies in Thon Holding Group	119	109
Property-related expenses	Companies in Thon Holding Group	41	41
Operating and administration agreements	Companies in Thon Holding Group	184	165

NOTE 7 BUSINESS SEGMENTS

The Group has activities within two strategic business segments and two geographical areas. The segment reporting is based on the internal management reporting.

Q4 2024	Operating segments				Geographical areas		
	Shopping centers	Commercial property	Other activity	Group	Norway	Sweden	Group
Rental income	760	199		958	893	66	958
Property-related income	267	56		323	304	19	323
Property-related expenses	-407	-85		-491	-443	-49	-491
Net rental income	620	170	-	790	754	36	790
Other operating income	14		11	25	25		25
Other operating expenses	-13		-6	-19	-19		-19
Administrative expenses	-43	-11		-54	-50	-4	-54
Depreciation	-3	-		-3	-3	-	-3
Net income from property management	576	159	5	739	708	32	739
Fair value adjustments, investment property	408	96		504	512	-8	504
Share of profit from joint ventures & associates	82	-2		80	80		80
Operating profit	1 066	253	5	1 323	1 299	24	1 323

Q4 2023*	Operating segments				Geographical areas		
	Shopping centers	Commercial property	Other activity	Group	Norway	Sweden	Group
Rental income	735	214		949	896	53	949
Property-related income	282	28		309	290	19	309
Property-related expenses	-356	-59		-415	-390	-25	-415
Net rental income	660	183	-	843	796	47	843
Other operating income	4		11	14	14		14
Other operating expenses	-4		-12	-16	-16		-16
Administrative expenses	-36	-10		-45	-42	-4	-45
Depreciation	-4	-1		-4	-4	-	-4
Net income from property management	620	172	-1	791	748	43	791
Fair value adjustments, investment property	-1 165	-751		-1 916	-1 913	-3	-1 916
Share of profit from joint ventures & associates	-42	1		-41	-41		-41
Operating profit	-587	-577	-1	-1 165	-1 206	40	-1 165

	Operating segments				Geographical areas		
	Shopping centers	Commercial property	Other activity	Group	Norway	Sweden	Group
31.12.2024							
Rental income	2 989	817		3 806	3 565	242	3 806
Property-related income	936	143		1 079	1 004	75	1 079
Property-related expenses	-1 334	-236		-1 569	-1 432	-138	-1 569
Net rental income	2 591	725	-	3 316	3 137	179	3 316
Other operating income	35		40	75	75		75
Other operating expenses	-34		-29	-64	-64		-64
Administrative expenses	-155	-41		-196	-180	-16	-196
Depreciation	-11	-2		-12	-12	-	-12
Net income from property management	2 426	682	11	3 119	2 956	163	3 119
Fair value adjustments, investment property	448	-102		346	366	-20	346
Share of profit from joint ventures & associates	139	-2		137	137		137
Operating profit	3 013	578	11	3 602	3 459	143	3 602

	Operating segments				Geographical areas		
	Shopping centers	Commercial property	Other activity	Group	Norway	Sweden	Group
31.12.23*							
Rental income	2 907	815		3 722	3 499	223	3 722
Property-related income	992	105		1 098	1 028	70	1 098
Property-related expenses	-1 244	-209		-1 454	-1 336	-117	-1 454
Net rental income	2 655	711	-	3 366	3 191	175	3 366
Other operating income*	12		45	56	56		56
Other operating expenses	-17		-39	-56	-56		-56
Administrative expenses	-143	-36		-179	-164	-15	-179
Depreciation	-15	-3		-17	-17	-	-17
Net income from property management	2 491	673	6	3 171	3 011	160	3 171
Fair value adjustments, investment property	-2 634	-1 727		-4 361	-4 229	-132	-4 361
Share of profit from joint ventures & associates	-30	3		-28	-28		-28
Operating profit	-173	-1 051	6	-1 218	-1 247	29	-1 218

*The segment reporting between the shopping centers and the commercial property is changed in the comparative figures following a renewed assessment of the parking business.

NOTE 8 INVESTMENT PROPERTY

	31.12.2024	31.12.2023
Investment property - owned - fair value 01.01	56 382	57 509
Investment property - right-of-use-assets - fair value 01.01	195	190
Sum investment property - fair value 01.01	56 577	57 699
Acquisitions/expenditure on properties	707	692
Acquisitions and divestments companies/investment property	930	2 308
Change in fair value recognised in the period	357	-4 350
Change in fair value right-of-use-assets recognised in the period	-11	-11
Net other changes right to use assets	21	17
Effect of currency exchange differences in foreign operations	52	223
Other changes	-	-
Closing balance	58 633	56 577
of this investment property - owned	58 427	56 382
of this investment property - right-of-use-assets	206	195

The table below presents a sensitivity analysis at the balance sheet date, showing changes in fair value of owned investment properties when yield and rent levels is changed.

Fair value	Rent level		
	-10 %	Unchanged	+10 %
Investment property (owned)			
-1,0 %-points	62 778	69 705	76 632
- 0,5 %-points	57 271	63 586	69 901
Unchanged	52 658	58 427	64 263
+ 0,5 %-points	48 737	54 104	59 471
+ 1,0 %-points	45 364	50 356	55 348

NOTE 9 JOINT VENTURES AND ASSOCIATED COMPANIES

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

Joint ventures	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Net rental income	59	60	221	216
Fair value adjustments, investment property	18	-91	4	-157
Fair value adjustments, interest rate derivatives	5	-13	5	2
Expenses*	-16	-32	-103	-110
Income taxes	-1	13	-11	-7
Profit	65	-64	117	-56
Investment properties			1 949	2 449
Other assets			204	184
Total assets			2 152	2 633
Equity			1 231	1 363
Non-current liabilities			864	1 175
Current liabilities			56	95
Total equity and liabilities			2 152	2 633

* As a result of the divestment of the Amco Eiendom group in the 4th quarter of 2024, the group has recorded a gain of NOK 22 million. In the table above, the effect is presented on the line "Expenses".

Associated companies	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Net rental income	18	17	65	63
Fair value adjustments, investment property	8	20	-10	3
Expenses	-7	-8	-29	-29
Income taxes	-4	-7	-6	-8
Profit	15	23	20	29
Investment properties			882	896
Other assets			102	82
Total assets			984	978
Equity			539	537
Non-current liabilities			422	424
Current liabilities			23	18
Total equity and liabilities			984	978

NOTE 10 FINANCIAL INCOME AND FINANCIAL EXPENSES

	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Interest income	8	6	41	26
Interest income derivatives	53	0	160	–
Currency gain	17	–	–	–
Bond buyback	–	–	46	–
Other financial income	3	1	3	1
Total financial income	80	6	249	26
Interest expenses bonds	-173	-153	-668	-515
Interest expenses commercial papers	-38	-2	-98	-20
Interest expenses derivatives	-20	10	-82	-25
Other interest expenses	-84	-136	-409	-489
Interest expenses related to lease liabilities	-3	-3	-13	-13
Terminating derivatives *	0	–	-86	–
Currency loss	–	-52	-24	-93
Other financial expenses	-13	-16	-37	-14
Total financial expenses	-331	-352	-1 418	-1 169
Currency items				
Currency translation differences from foreign operations	-21	63	29	116
Currency translation effects on cash and cash equivalents	4	-2	5	9
Other currency items	12	-50	-29	-102
Total currency effects	-4	11	5	23

* Accumulated figures are affected by the fact that in the 2nd quarter of 2024 the group bought back a bond loan and terminated the associated interest rate swap. Under "Terminating derivatives", NOK 56 million has been expensed, which must be seen in connection with the recognition of income of NOK 46 million under "Bond buyback".

NOTE 11 NON-CURRENT LIABILITIES

	31.12.2024	31.12.2023
Bonds	10 801	10 309
Other interest-bearing liabilities	7 135	9 161
Total Interest-bearing current liabilities	17 937	19 471
Fair value interest rate swaps*	84	14
Other liabilities	44	43
Total non-current liabilities	128	57

* The long-term part of interest rate swaps with a positive fair value of NOK 470 million as at 31. December, is classified as other non-current assets.

NOTE 12 CURRENT LIABILITIES

	31.12.2024	31.12.2023
Commercial papers	257	–
Bonds	1 885	1 500
Bank loans	1 263	27
Total Interest-bearing current liabilities	3 405	1 527
Fair value interest rate swaps*	23	–
Lease liabilities	7	8
Trade payables	179	157
Accrued interest	180	74
Duties payable	118	100
Prepaid rent	785	788
Other current liabilities	211	223
Total trade payables and other current liabilities	1 503	1 349

* The short-term part of interest rate swaps with a positive fair value of NOK 140 million as at 31. December, is classified as trade receivables and other current receivables.

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.

	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Fair value adjustments in:				
investment properties recognised in profit and loss	504	-1 916	346	-4 361
investment properties in joint ventures	18	-91	4	-157
investment properties in associated companies	8	20	-10	3
interest rate derivatives recognised in profit and loss	189	-309	429	183
interest rate derivatives in joint ventures	5	-13	5	2
Fair value adjustments, investment properties and derivatives	725	-2 310	774	-4 330

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.

	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Profit before income tax	1 262	-1 821	2 863	-2 177
Income tax in joint ventures	1	-13	11	7
Income tax in associated companies	4	7	6	8
Fair value adjustments investment properties and derivatives	-725	2 310	-774	4 330
Currency gain	-17	-	-	-
Currency loss	-	52	24	93
Profit before income tax, fair value adjustment and currency result	526	534	2 129	2 261

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.

	31.12.2024	31.12.2023
Total equity	32 046	30 437
Total equity and debt	63 058	60 501
Equity ratio	51 %	50 %

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.

	31.12.2024	31.12.2023
Majority share of equity	31 661	30 097
Deferred tax liabilities (deferred tax liabilities current assets excluded)	7 589	7 143
Fair value of debt - deferred tax liabilities - 6 %	-2 070	-1 948
Long term net asset value	37 180	35 292
Number of shares (own shares not included)	101 478 908	101 478 908
Long term net asset value per share in NOK	366	348
Equity per share in NOK	312	297

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.

	31.12.2024	31.12.2023
Unutilized overdrafts and other credit facilities	6 478	5 156
Cash and cash equivalents	83	226
Liquidity reserves	6 561	5 382

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.

	31.12.2024	31.12.2023
Commercial papers	257	–
Bonds	1 885	1 500
Bank loans	1 263	27
Amortisation next 12 months	3 405	1 527

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.

	31.12.2024	31.12.2023
Bonds, non-current	10 801	10 309
Bonds, current	1 885	1 500
Commercial papers, current	257	–
Debt to credit institutions, long-term	7 135	9 161
Debt to credit institutions, short-term	1 263	27
Interest-bearing debt ¹⁾	21 342	20 997
Cash and cash equivalents	-83	-226
Net interest-bearing debt	21 259	20 772
Market value properties (see APM 11)	58 612	56 568
Loan to value ratio	36 %	37 %

¹⁾ Unsecured part of interest-bearing debt (where the Group has not provided collateral) 12 943 11 809

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.

	31.12.2024	31.12.2023
Annualized interest expenses on interest-bearing debt	1 187	1 130
Annualized interest expenses on current interest rate swaps	-137	-43
Annualized interest expenses per balance sheet date	1 049	1 086
Interest-bearing debt	21 342	20 997
Interest per balance sheet date	4,92 %	5,17 %

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).

	31.12.2024	31.12.2023
Net income from property management (12-month rolling)	3 119	3 171
Depreciation (12-month rolling)	12	17
Net income from property management before depreciation (12-month rolling)	3 131	3 188
Interest expenses on interest-bearing debt (12-month rolling)	1 258	1 048
Interest income (12-month rolling)	-201	-26
Net interest expenses (12-month rolling)	1 057	1 023
Interest coverage ratio	3,0	3,1

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.

	Q4 2024	Q4 2023	31.12.2024	31.12.2023
Investment properties	221	128	707	692
Acquisitions and divestments companies	861	–	901	1 222
Other fixed assets	3	7	14	11
Other investments	22	64	142	99
Net investments	1 107	199	1 763	2 025

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.

	31.12.2024	31.12.2023
Market value investment properties - owned (see note 8)	58 427	56 382
Market value owner-occupied properties	185	187
Market value properties	58 612	56 568

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

Market value of properties joint venture (Group share)	1 931	2 410
Market value of properties associated companies (Group share)	882	896

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.

	31.12.2024	31.12.2023
Annualized market rent leased premises	3 968	3 665
Annualized market rent vacant premises	157	135
Annualized rental income level	4 125	3 800

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

Annualized market rent leased premises (Groups share)	177	224
Annualized market rent vacant premises (Groups share)	8	6
Annualized rental income JVs and associated companies (Groups share)	185	230
Total annualized rental income level	4 310	4 030

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.

	31.12.2024	31.12.2023
Annualized rental income level	4 125	3 800
Lessor's owner cost	542	499
Annualized net rental income level	3 583	3 301
Market value properties	58 612	56 568
Adjustment market value for plots etc.	437	586
Market value properties after adjustment	58 175	55 983
Yield properties	6,2%	5,9%

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