4th quarter 2016

Oslo, 14 February 2017

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Highlights in the quarter

Operations and market

Financial update

2016 summary and closing remarks

Q&A

Highlights in the quarter

New project: Powerhouse Brattørkaia

Key figures:

(NOK million)	Q4 16	Q4 15
Rental income	506	437
Net income from property management	273	220
Net value changes	1,128	482
Profit before tax	1,475	717

Key events:

- Proposing semi-annual dividend of NOK 1.75 per share (NOK 3.45 per share for 2016)
- Gross letting of 127 million in the quarter
- Started three and finalised three development projects

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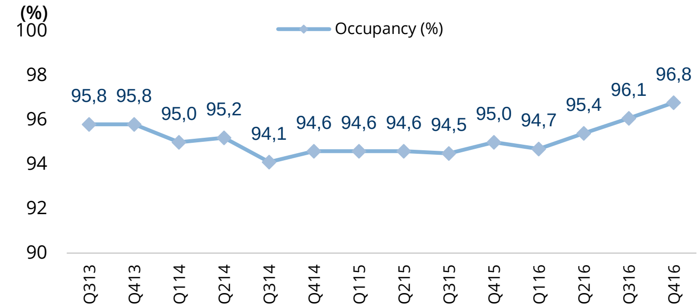
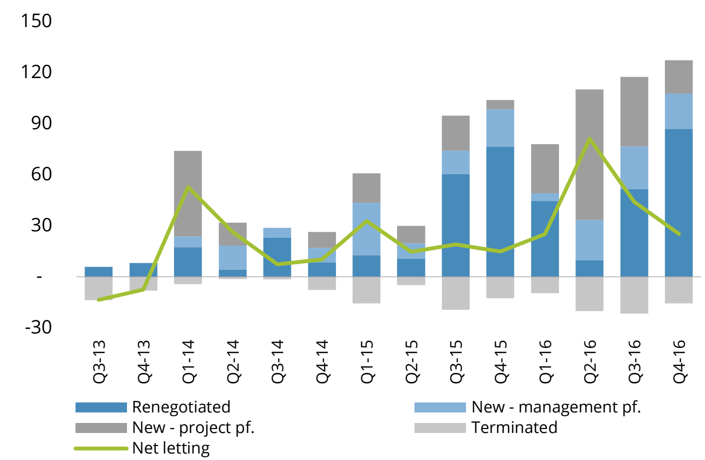
Letting and occupancy

- New and renewed leases of 127 mill (58,000 sqm)
- Terminated contracts of 16 mill (7,300 sqm)
- Net letting of 25 mill
- Renegotiations on existing terms
- Occupancy at 96.8 %, WAULT at 7.0 yrs



Largest new and renegotiated contracts:

Property	Tenant	Sqm	Contract
Strømsveien 96, Tollbugata 1, Oslo	Directorate of Norwegian Customs	17,500	New/ Renegotiated
Drammensveien 134, Oslo	Høegh LNG/Autoliners	6,900	Renegotiated
Powerhouse Brattørkaia, Trondheim (Project)	Teekay	4,800	New
Powerhouse Brattørkaia, Trondheim (Project)	Skanska	2,300	New
Papirbredden 3, Drammen	Drammen Municipality	1,800	New



* Net letting = new contracts + uplift on renegotiations – terminated contracts

Finalised three projects in the quarter

Sundtkvartalet, Oslo

- New office building
- BREEAM Excellent
- 31 300 sqm
- 91 % let
- Total project cost: 1,056 mill
- Yield-on-cost: 7.1 %
- 50/50 ownership with Skanska

Strømsveien 96, Oslo

- Renovation of office building
- BREEAM Very Good
- 18 100 sqm
- Close to 100 % let
- Total project cost: 433 mill
- Yield-on-cost: 6.5 %

Cort Adelers gate 30, Oslo

- Renovation of school building
- 4 700 sqm
- 100 % let
- Total project cost: 162 mill
- Yield-on-cost: 6.3 %

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Start-up of three projects in the quarter

Tullinkvartalet UiO, Oslo

- New office/education building
- BREEAM Excellent
- 21,000 sqm
- 92 % pre-let
- Total project cost: 1,489 mill
- Yield-on-cost: 5.5 %
- Construction period 2017-2019

Brattørkaia 16, Trondheim

- New office/education building
- BREEAM Excellent
- 8,400 sqm
- 100 % pre-let
- Total project cost: 291 mill
- Yield-on-cost: 6.6 %
- Construction period: 2017-2018

Brattørkaia 17 A, Trondheim

- New Powerhouse office building
- BREEAM Outstanding
- 18,200 sqm
- 48 % pre-let
- Total project cost: 497 mill
- Yield-on-cost: 6.2 %
- Construction period: 2017-2019

Project Portfolio per 31.12.16

	Ownership (%)	Location	Expected completion	Project area ('000 sqm)	Occupancy (%)	Estimated total project cost* (NOKm)	Of which accrued* (NOKm)	Yield on cost**
Group:								
Powerhouse Kjørbo, block 3	100	Sandvika	Jul-17	4 200	54	144	129	5.6
Trondheimsporten	100	Trondheim	Nov-17	28 600	88	680	450	6.4
Brattørkaia 16	100	Trondheim	Jun-18	8 400	100	291	66	6.6
Powerhouse Brattørkaia	100	Trondheim	Mar-19	18 200	48	497	84	6.2
Tullinkvartalet UIO	100	Oslo	Dec-19	21 000	92	1 489	517	5.5
Total Group				**80 400**		**3 101**	**1 245**	
Jointly controlled companies:								
Media City Bergen	50	Bergen	Aug-17	45 000	79	1 830	1 534	6.1
Total Jointly controlled companies				**45 000**		**1 830**	**1 534**	

* Total project cost (Including book value at date of investment decision/cost of land)

** Estimated net rent (fully let) at completion/total project cost (including cost of land)

Significant project pipeline fuelling growth

Example: Universitetsgata 7-9, Oslo

Ongoing projects

~ 125,000 sqm

Advanced / completed regulation

~ 150,000 sqm

Early stage

~ 300,000 sqm

Significant project pipeline fuelling growth

Ongoing projects

~ 125,000 sqm

Advanced / completed regulation

~ 150,000 sqm

Early stage

~ 300,000 sqm

Example: Oslo Solar - Lilletorget

Non-core sales completed

Sale of Kristiansand portfolio in Q1 17

- 45,000 sqm
- 863 million (+ 23 % on book values)
- Closing on 31 March 2017
  - Closing in June 2018 for Kongsgård Allé which is under construction
- Transaction is subject to debt financing

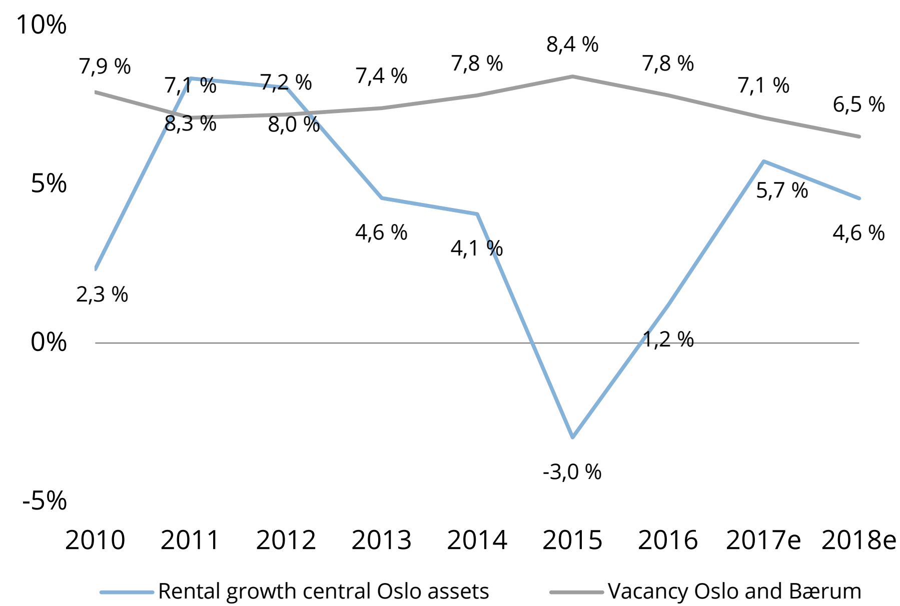
Divestments since IPO

Sold properties		Transaction value	Premium to book values
Østfold portfolio (6 properties)	Østfold	1 375	17%
Kristiansand portfolio (7 properties)	Kristiansand	863	23%
Gullfaks	Stavanger	727	35%
Strandveien 13	Tromsø	158	5%
Ringstabekk	Bærum	114	0%
Skansegaten 2	Stavanger	110	0%
Kalfarveien 31	Bergen	85	18%
Moloveien 10	Bodø	83	17%
St Olavs gt 4	Oslo	82	0%
Grønnegaten 122	Tromsø	72	47%
Strandgata 41	Tromsø	70	36%
Lervigsveien 32	Stavanger	56	0%
Fritznersgate 12	Oslo	53	70%
7 properties < 50 mill		111	0%
Sum / Weighted average		**3 959**	**21%**

Market development
Rent and vacancy

- Positive development in macro indicators
- Decline in vacancy levels resulting from low net supply of office space combined with employment growth
- Significant rental growth expected in Oslo
- Large local differences in Bergen, Trondheim and Stavanger, central areas remain attractive and stable

Rental growth and vacancy Oslo

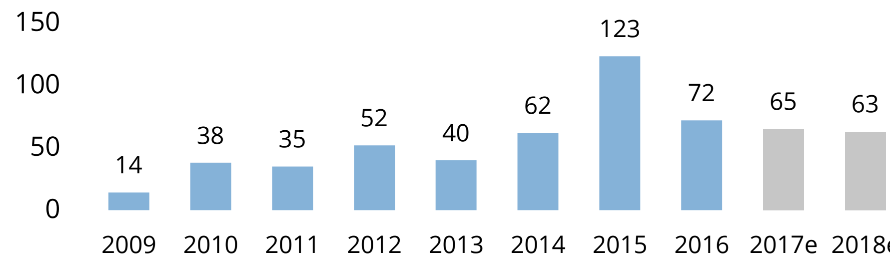


Source: Entra consensus report, average of estimates from leading market specialists in Norwegian market.

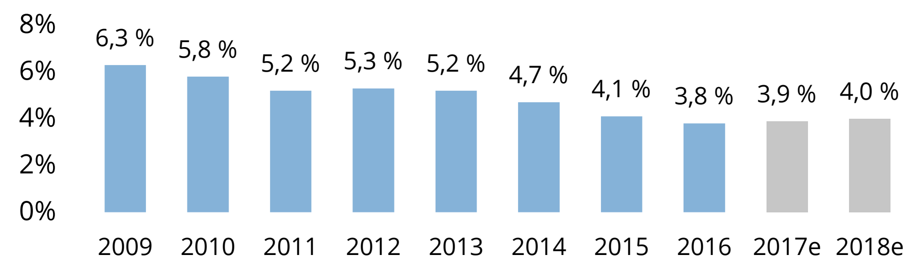
Market development
Transactions and yields*

- High buy side demand continues to drive volumes and pricing
  - Few objects for sale
  - Prime yield in Oslo down at 3.8 %
- Well functioning debt markets
- Rental growth expectations balancing increase in long term interest rates

Total transaction volume (NOKbn)*



Prime yield Oslo*



* Source: Entra consensus report, estimates from leading market specialists in Norwegian market

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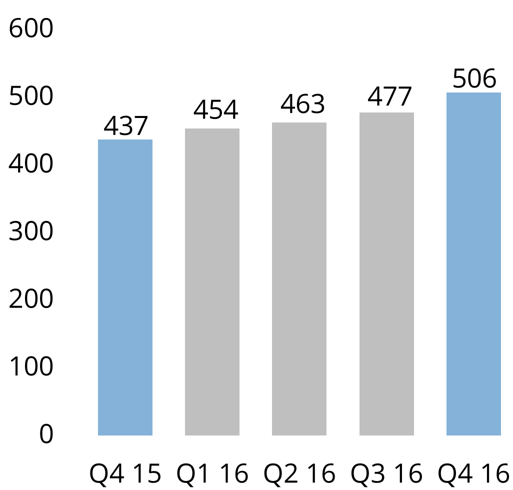
Key financials

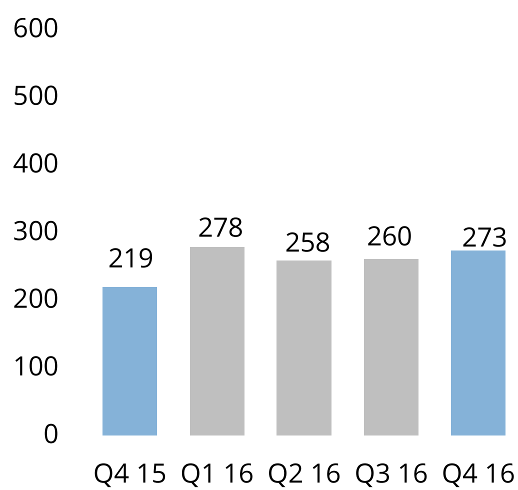
Rental income
(NOKm)

16 %



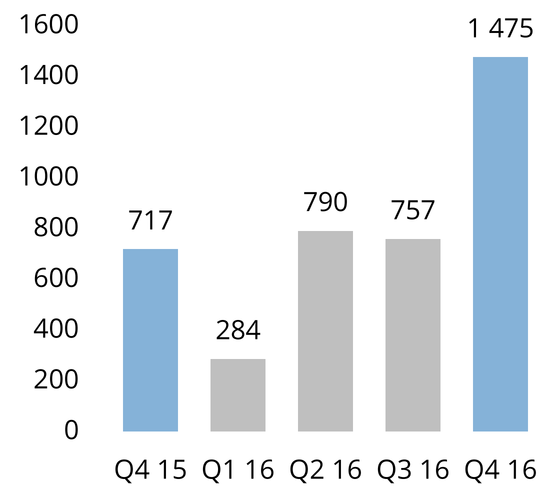
Net income from property management (NOKm)

25 %



Profit before tax
(NOKm)

106 %



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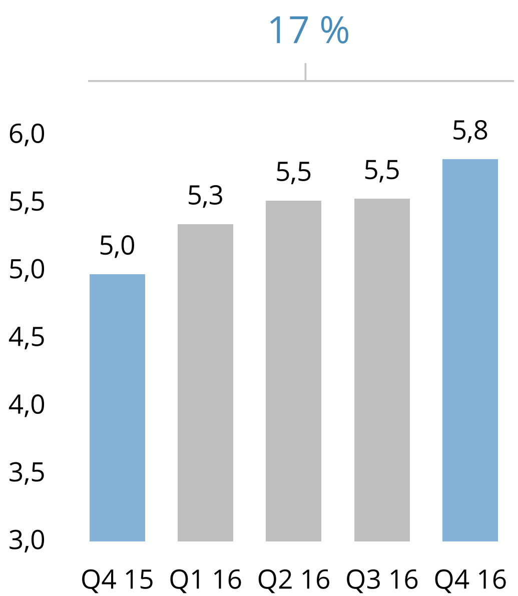
Key financials - per share

Cash Earnings

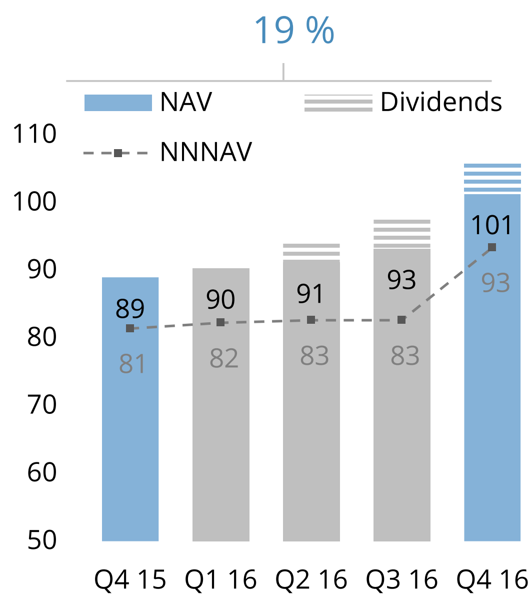
(NOK per share)



- Annualised, rolling four quarters.

EPRA NAV/NNNAV + Dividends

(NOK per share)



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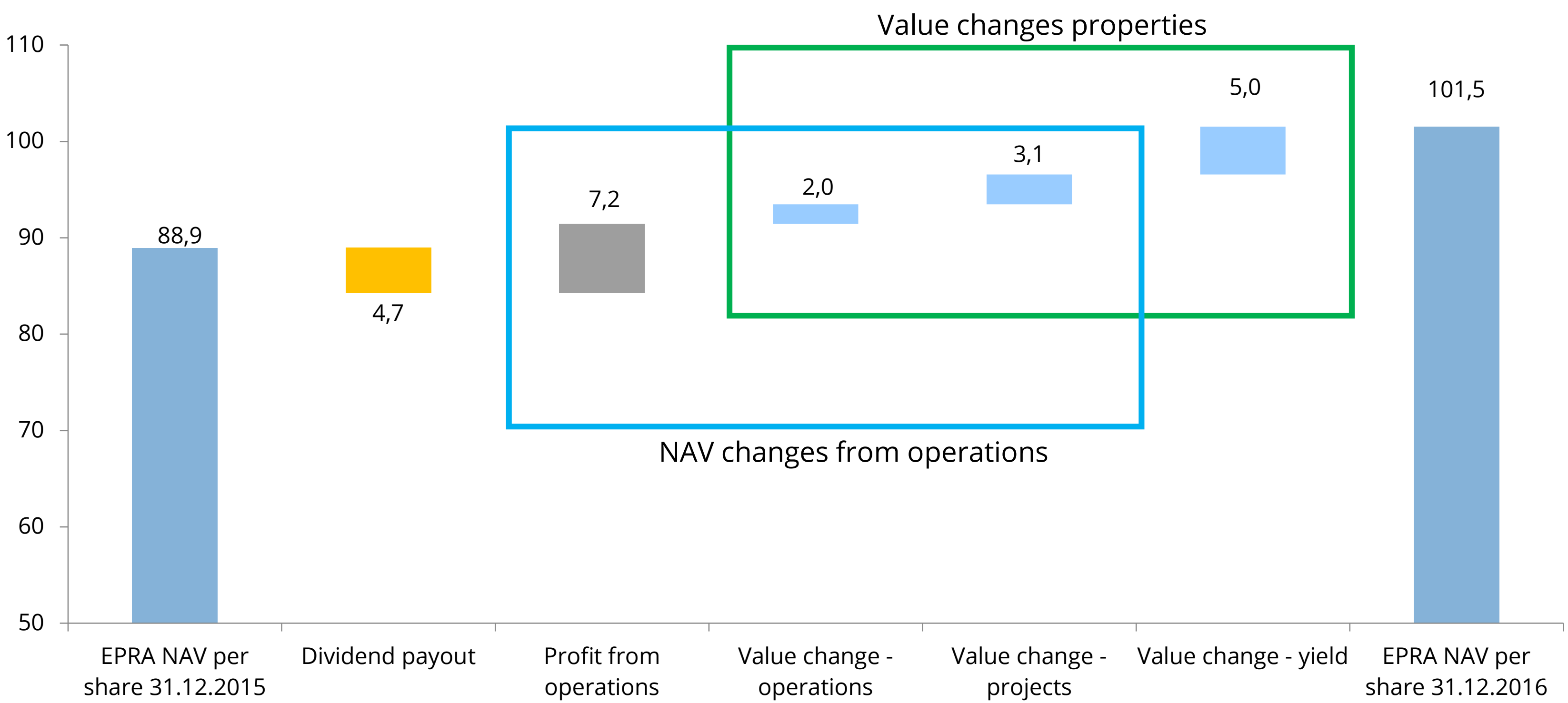
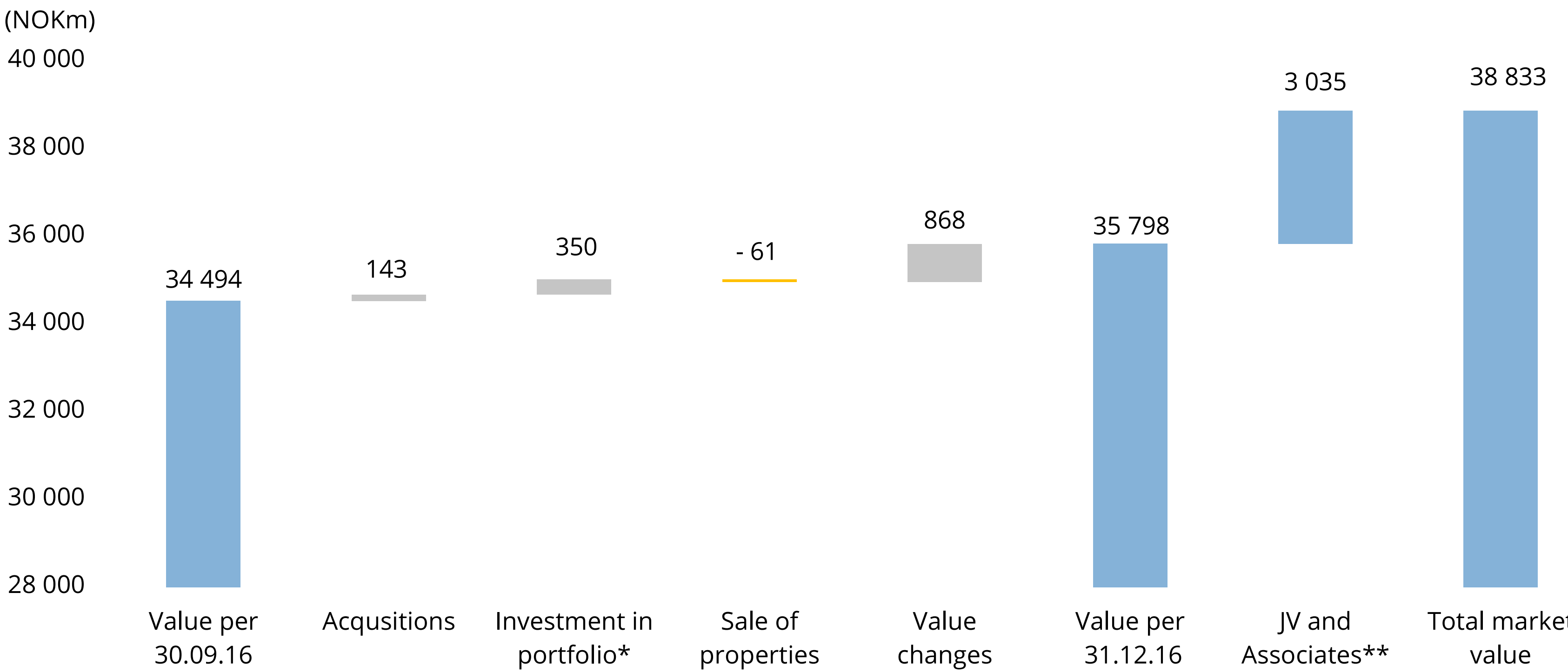
EPRA NAV development Q4 15 - Q4 16



Results

All figures in NOK millions	Q4-16	Q4-15	2016	2015
Rental income	506	437	1 899	1 760
Repairs & maintenance	-20	-23	-50	-56
Operating costs	-31	-38	-109	-129
Net operating income	455	376	1 740	1 574
Other revenue	766	27	950	240
Other costs	-753	-27	-927	-224
Administrative costs	-42	-45	-152	-168
Share of profit from associates and JVs	74	16	150	44
Net realised financials	-153	-112	-572	-625
Net income	**347**	**235**	**1 190**	**840**
- of which net income from property management	**273**	**220**	**1 070**	**799**
Changes in value of investment properties	868	403	1 991	1 818
Changes in value of financial instruments	260	79	125	417
Profit before tax	**1 475**	**717**	**3 306**	**3 075**
Tax payable	-4	0	-4	0
Change in deferred tax	-155	57	-580	-354
Profit for period/year	**1 316**	**774**	**2 722**	**2 721**

Investment property value development



*In addition Entra has invested 120 NOKm through its non-consolidated J/Vs, Sundtkvartalet and Entra OPF (239 NOKm on a 100 % basis)

** Entra´s share of gross market value of JVs and Associates (book value equity = 1 561 million)

Balance sheet

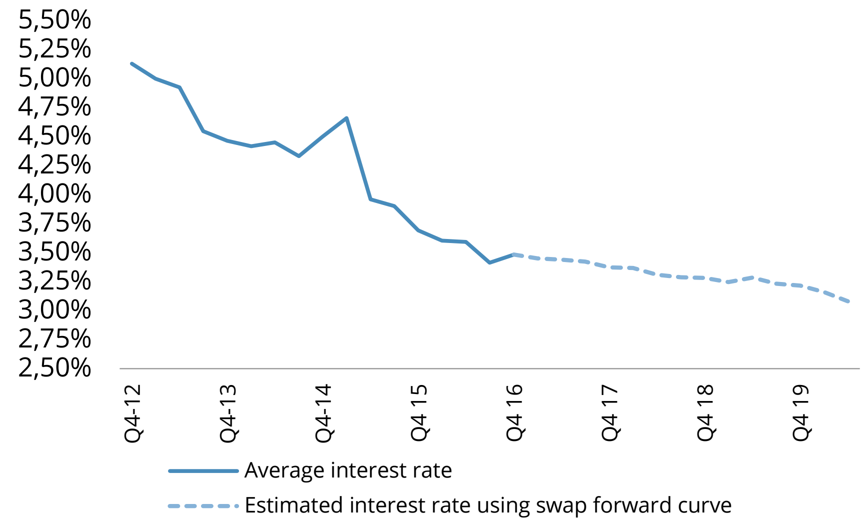
All figures in NOK millions	31.12.2016	31.12.2015
Book value of property portfolio	35 798	29 578
Investments in associates and JVs	1 561	2 789
Financial derivatives	472	530
Other assets	816	509
Cash and bank deposits	243	212
Total assets	**38 890**	**33 618**
Total equity	15 124	13 354
Interest-bearing debt	18 113	15 205
Deferred tax liability	3 855	3 324
Financial derivatives	894	1 121
Other liabilities	905	615
Total non-current liabilities	**38 890**	**33 618**

Financing activity in Q4 16

- Total interest bearing debt at 17.7 bn
- Average interest rate at 3.48 % as of 31.12.16

Financing activity in the quarter:	**Amount:**
Re-opened bond issue	400 mill
Reduced bank debt	107 mill
Reduced commercial paper debt	300 mill
Refinanced commercial paper debt	1,000 mill
Change in interest bearing debt:	**7 mill**

Development in average interest rate 2012 – 2019e



- Development in average interest rate 2012-2019(e) as reported per 31.12.16
- Changes in average interest rate is caused by expiration of interest rate swaps and start of forward swaps already entered into.
- Assumptions (2017-2019):
  - Stable debt level
  - All debt re-financed at exisiting terms
  - NIBOR forward curve

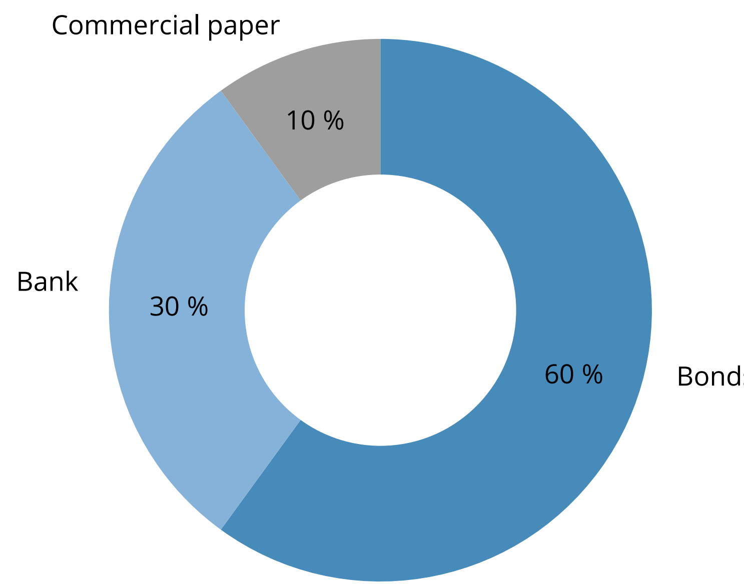
Financial update

Key debt metrics as of 31.12.16

Interest bearing nominal debt	17 697 mill
Unutilised credit facilities	3 830 mill
Loan-to-value	47.6 %
Weighted average maturity	4.4 yrs
Interest cover ratio	2.8
Average interest rate	3.48 %
Share at fixed rate	53 %
Average maturity of interest rate hedges	3.6 yrs

Composition of interest bearing debt

100% = 17 697 mill.



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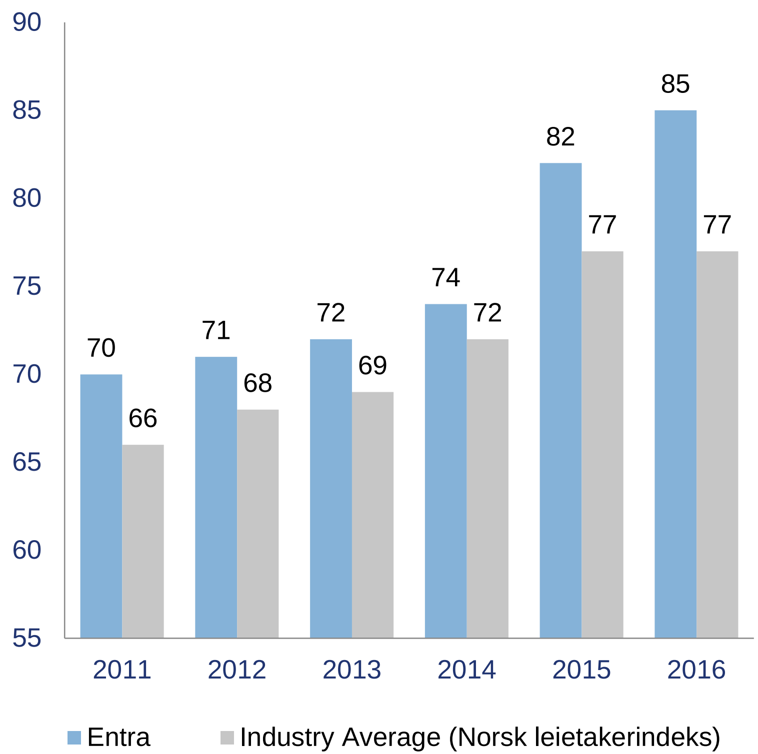
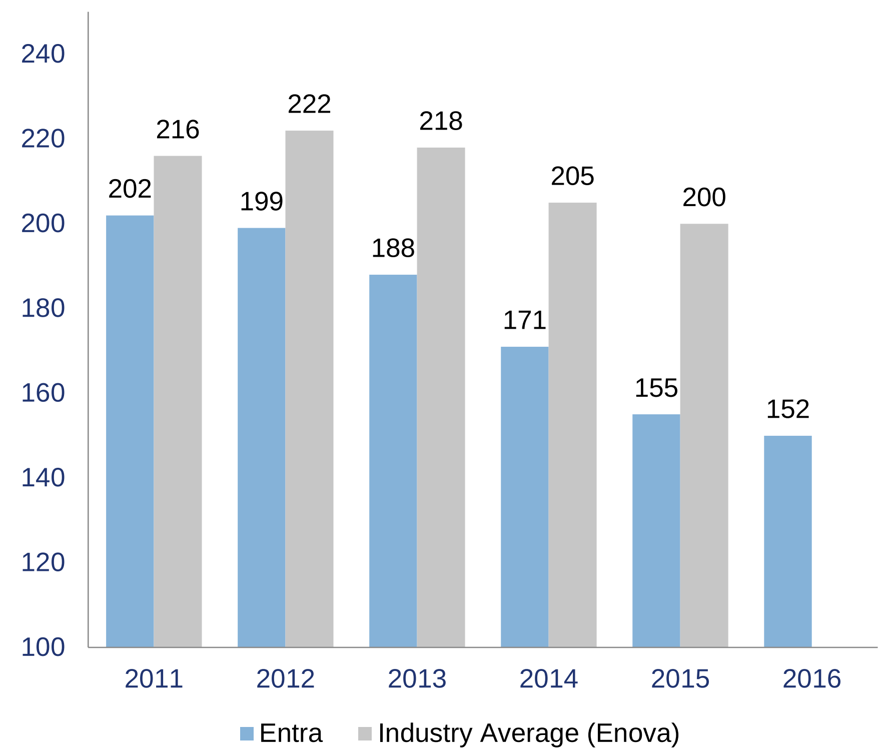
2016: Delivering on operational key performance indicators

Customer satisfaction score



Energy consumption in portfolio (Kwh/sqm)



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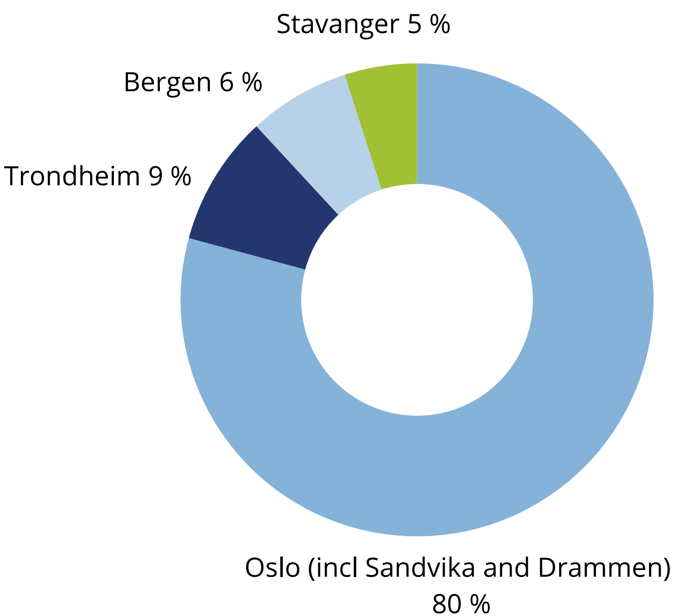
Portfolio strategy: Flexible, modern, large and central

2016: Centralised around the largest cities



2016: Growing and improving the portfolio quality*:

Portfolio size

1.1 mill sqm (+ 8 %)

Sqm per property

12,750 (+ 20 %)

Rent per sqm

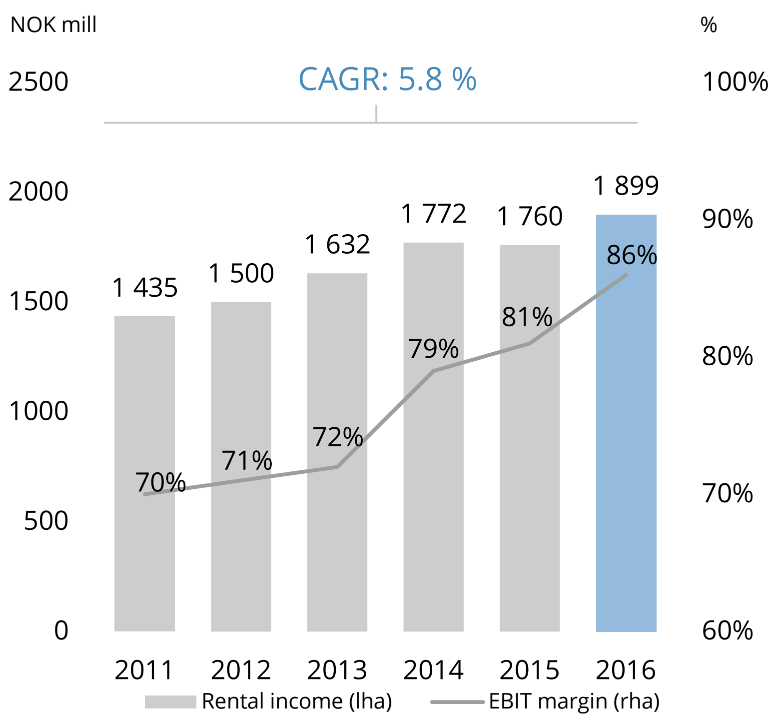
NOK 1,940 (+ 10 %)

Average age
~ 10 yrs

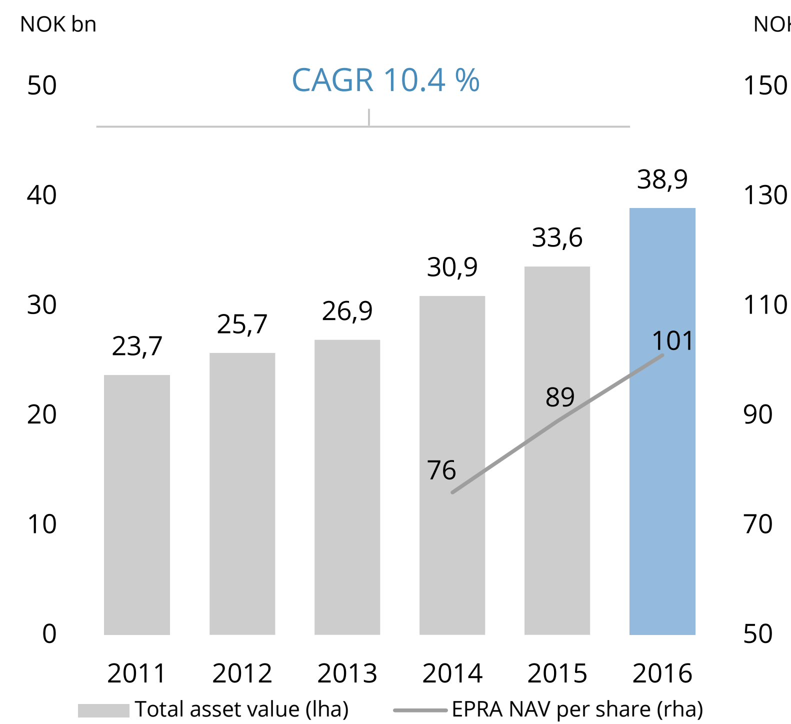
* Management portfolio

2016: Strong rental, margin and value development

Rental income and EBIT margin



Total asset value and EPRA NAV per share



Closing remarks

- Significant income growth ahead
  - Full effects of acquisitions, finalised projects and high CPI adjustments
  - Exciting portfolio of large ongoing projects and significant shadow pipeline providing capital value growth
- Rental growth expectations balancing increase in long term interest rates

Strømsveien 96, Oslo


Sundtkvartalet, Oslo

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Next event
1st quarter results
April 27, 2017

For more information see www.entra.no/investor-relations

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