

2nd quarter 2017

Oslo, 12 July 2017



Agenda

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Highlights in the quarter



Key figures:

(NOK million)	Q2 17	Q2 16
Rental income	517	463
Net income from property management	328	258
Net value changes	1,113	526
Profit before tax	1,446	790

Key events:

- Net letting of 10 million in the quarter
- Acquisition of Sundtkvartalet and sale of two non-core assets
- Semi-annual dividend of NOK 2 per share to be paid in October 2017

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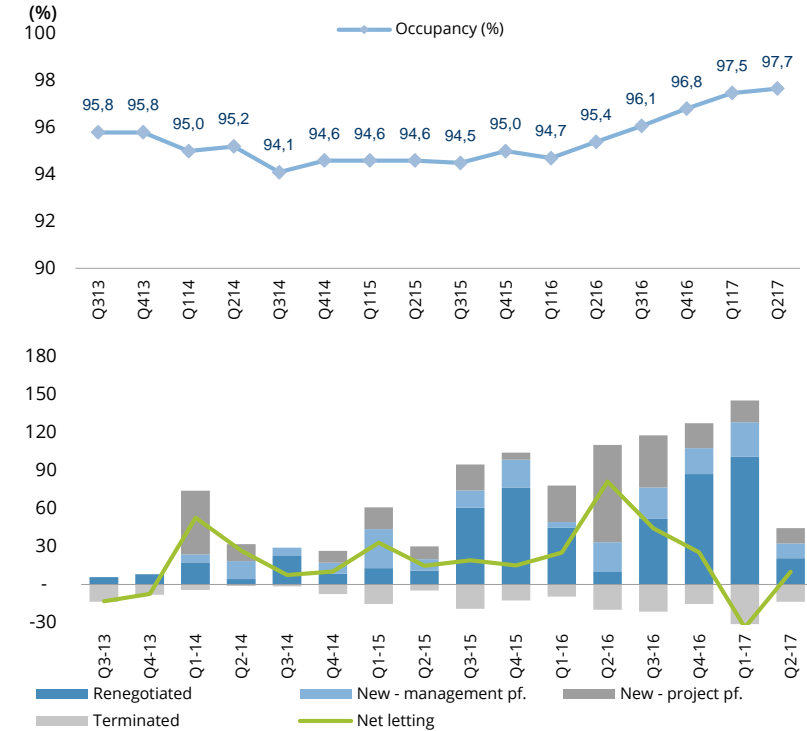
Q&A

Letting and occupancy

- New and renewed leases of 44 mill (21,000 sqm)
- Terminated contracts of 14 mill (9,600 sqm)
- Net letting of 10 mill
- Occupancy at 97.7 %, WAULT at 6.8 yrs

Largest new and renegotiated contracts:

Property	Tenant	Sqm	Contract
Kjørbo, Block 2, Sandvika	Norconsult	4,000	New
Malmskriverveien 18, Sandvika	Bærum Municipality	1,900	New
Trondheimsporten, Trondheim	The Norwegian Directorate of Health	1,600	New



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


Kjørbo - Sandvika: Finalised and started rehabilitation projects

- Finalised renovation of Block 3
 - Powerhouse / BREEAM Excellent
 - 4,200 sqm
 - 54 % let to Asplan Viak
 - Total project cost: 144 mill
 - Yield-on-cost: 5.6 %
- Started renovation of Block 2
 - Powerhouse / BREEAM Excellent
 - 3,950 sqm
 - Fully let to Norconsult
 - Total project cost: 122 mill
 - Yield-on-cost: 6.4 %
 - Completion: October 2018
- Sandvika portfolio now at 95.1 % occupancy and wault of 10.7 years



Kjørbo office park, Sandvika

Project Portfolio

	Ownership (%)	Location	Expected completion	Project area (sqm)	Occupancy (%)	Estimated total project cost* (NOKm)	Of which accrued* (NOKm)	Yield on cost**
Group:								
Powerhouse Kjørbo, block 1	100	Sandvika	Nov-17	3 200	100	93	62	6.4
Trondheimsporten	100	Trondheim	Nov-17	28 600	94 	680	601	6.4
Brattørkaia 16	100	Trondheim	Jun-18	10 500	100	291	127	6.6
Powerhouse Kjørbo, block 2	100	Sandvika	Oct-18	3 950	100	122	36	6.4
Brattørkaia 17 A	100	Trondheim	Mar-19	18 200	48	497	149	6.2
Tullinkvartalet (UIO)	100	Oslo	Dec-19	21 000	92	1 489	582	5.5
Total Group				85 450		3 172	1 556	
Jointly controlled companies:								
MediaCity Bergen	50	Bergen	Aug-17	45 000	84	1 830	1 744	6.1
Total Jointly controlled companies				45 000		1 830	1 744	

* 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)

Acquired Skanska's 50 % share of Sundtkvartalet

- Sundtkvartalet
 - Organised as 50/50 JV with Skanska
 - New built office property
 - 31,300 sqm
 - 92 % let , WAULT of 8 yrs
- Property valuation of 1,590 million
 - Closing 30 September 2017
- Strategic rationale for Entra
 - Central Oslo location in an area under positive development
 - High quality, flexible, BREEAM Excellent
 - Strong tenant base

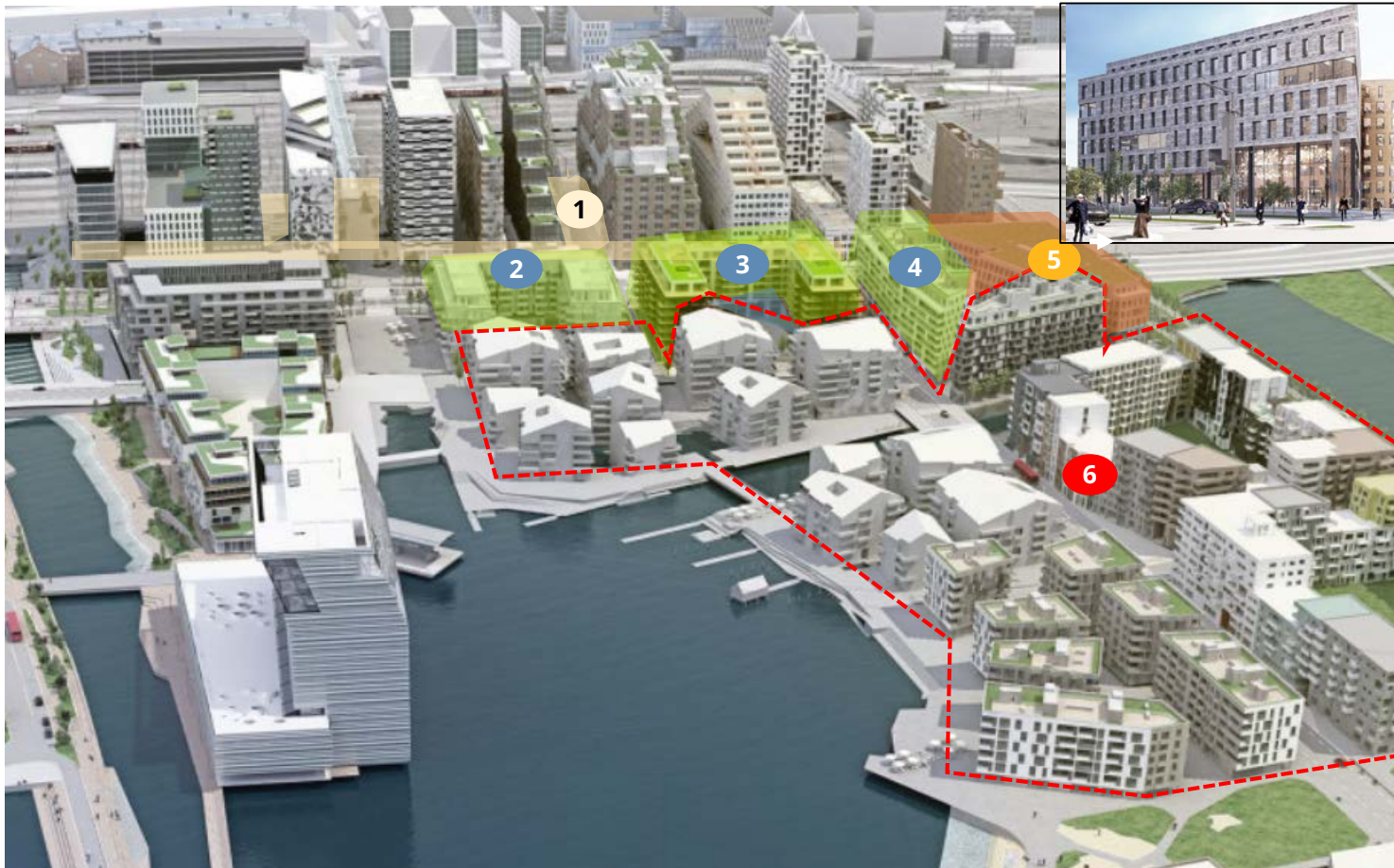


Sale of two non-core properties

- Wergelandsveien 29 and sections in Akersgata 32
- Total consideration of 254 mill
- 18 % above total book values
- Focus the portfolio on large, central and flexible office properties



Oslo S Utvikling – Status office and apartment sales



- 1 Barcode**
 - Retail space of 17,500 sqm
 - Parking/storage of 26,000 sqm
- 2 Dronninglunden**
 - 89 of 138 apartments sold
 - Completion in 2019
- 3 Eufemias Hage**
 - All 145 apartments sold
 - Completion in 2018
- 4 Eufemias Plass**
 - 102 of 114 apartments sold
 - Completion in 2019
- 5 Eufemia**
 - Office project of 22,400 sqm
 - Sold for 1,740 mill
 - Payment on completion in 2019
- 6 Remaining development potential**
 - > 1,000 apartments + retail space

Values as of 30 June 2017 (Entra's share):

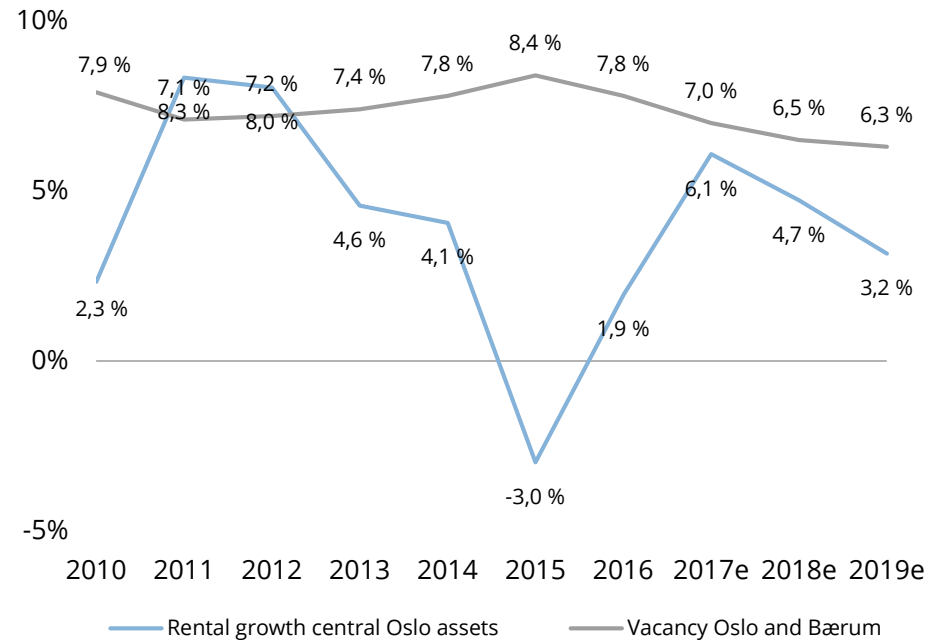
- Property market value: 1,835 mill
- EPRA NAV: 1,453 mill

Market development

Rent and vacancy

- Positive development in key macro indicators, higher economic growth expected
- Declining vacancy levels and strong rental growth in Oslo
- Slow-down in Oslo residential market may affect office-to-residential conversion
- Stavanger showing signs of improvement
- Bergen and Trondheim stable

Rental growth and vacancy Oslo*



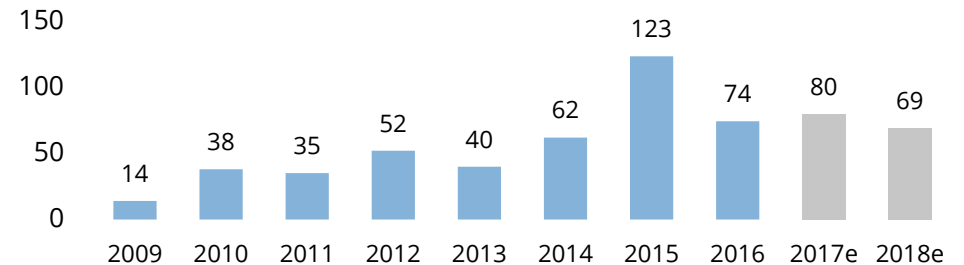
Source: Entra consensus report, average of estimates from leading market specialists in Norwegian market.

Market development

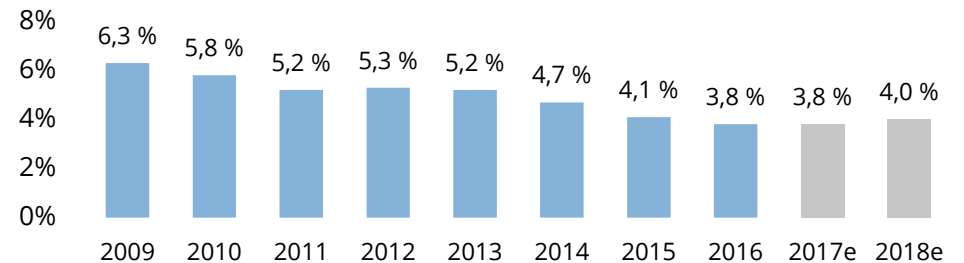
Transactions and yields

- Strong demand and high activity in the transaction market
- Norwegian market attractive for an increasing number of international investors
- Well functioning debt markets
- Market yields continue to be stable, despite increase in long term interest rates in H2-16

Total transaction volume (NOKbn)*



Prime yield Oslo*



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

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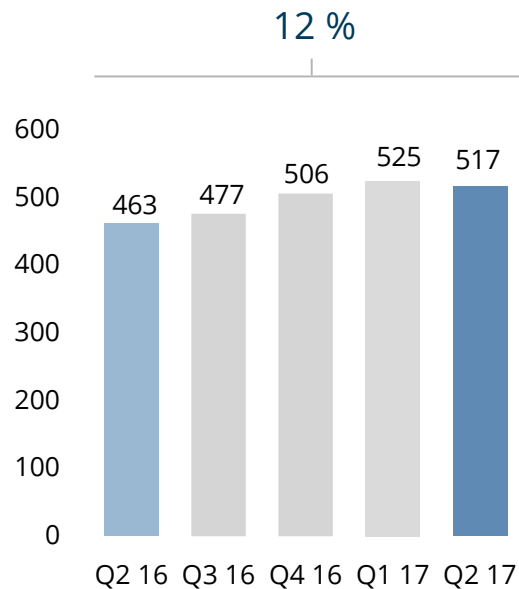
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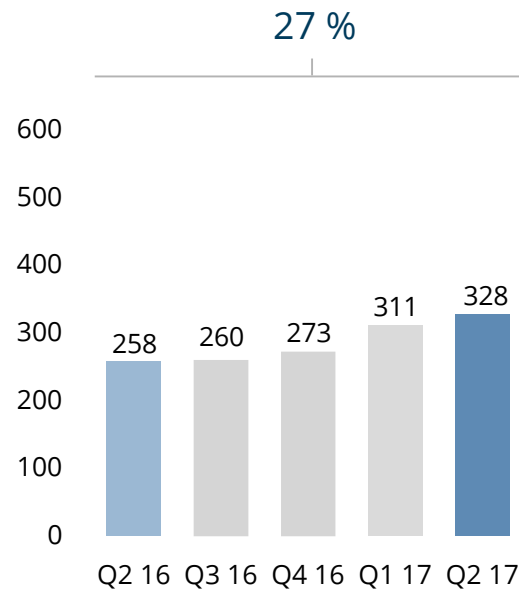
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Key financials

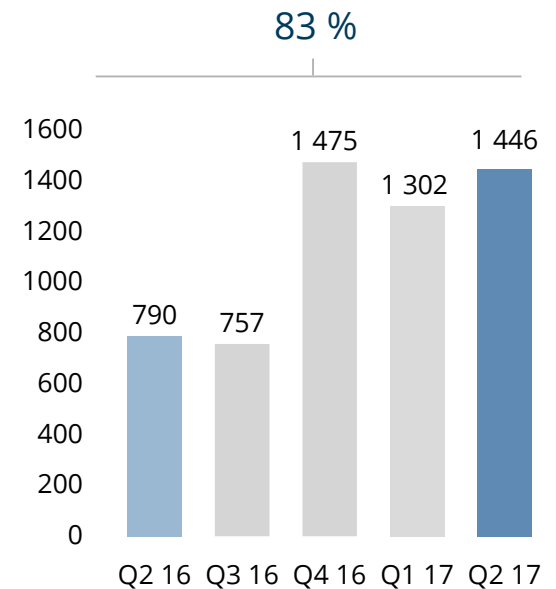
Rental income
(NOKm)



Net income from property
management (NOKm)



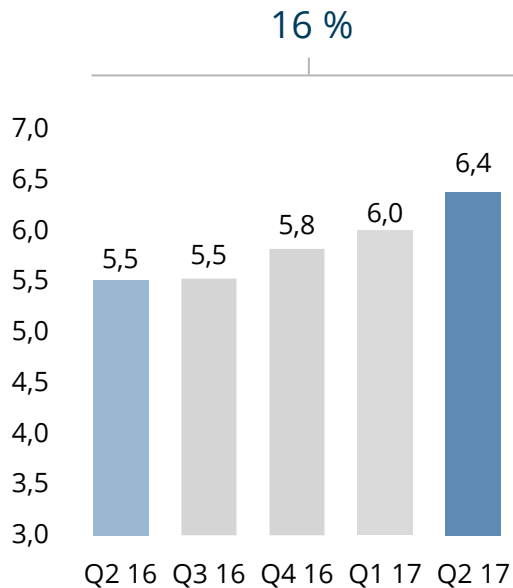
Profit before tax
(NOKm)



Key financials - per share

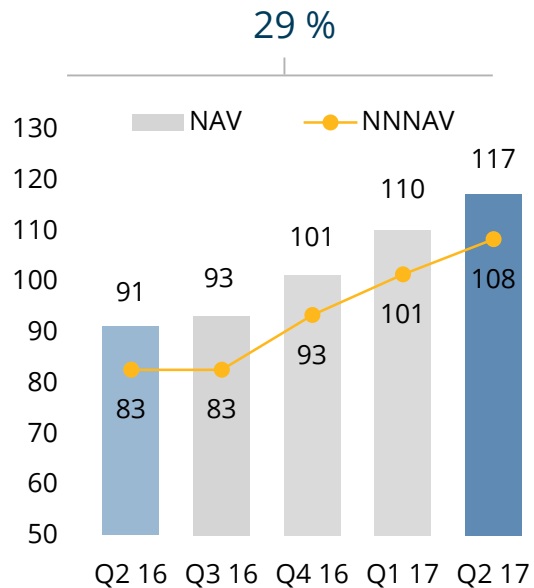
Cash Earnings

(NOK per share)



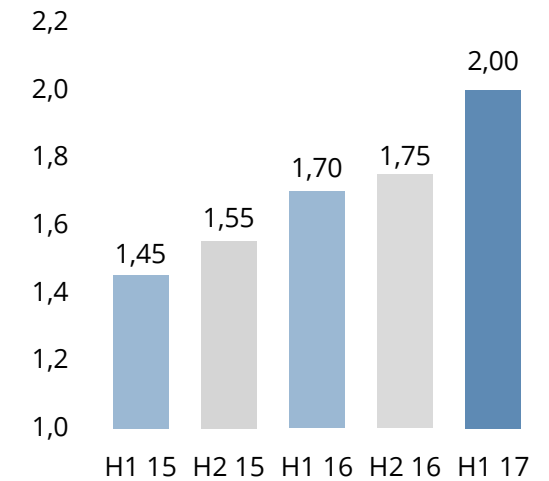
EPRA NAV/NNNAV

(NOK per share)



Semi-annual dividend

(NOK per share)

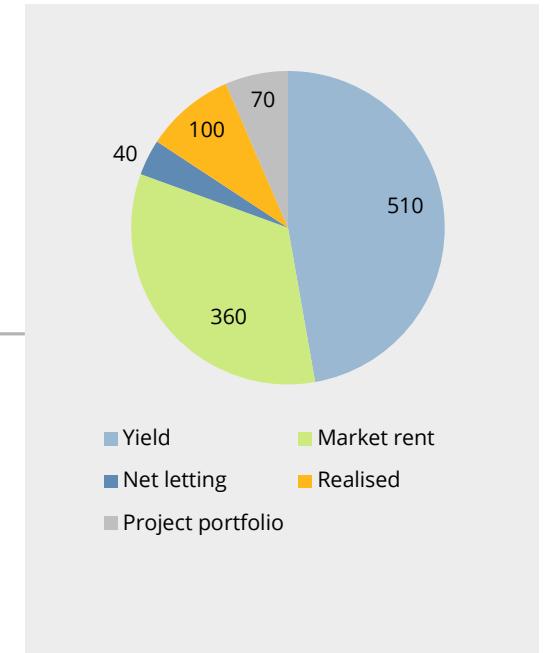
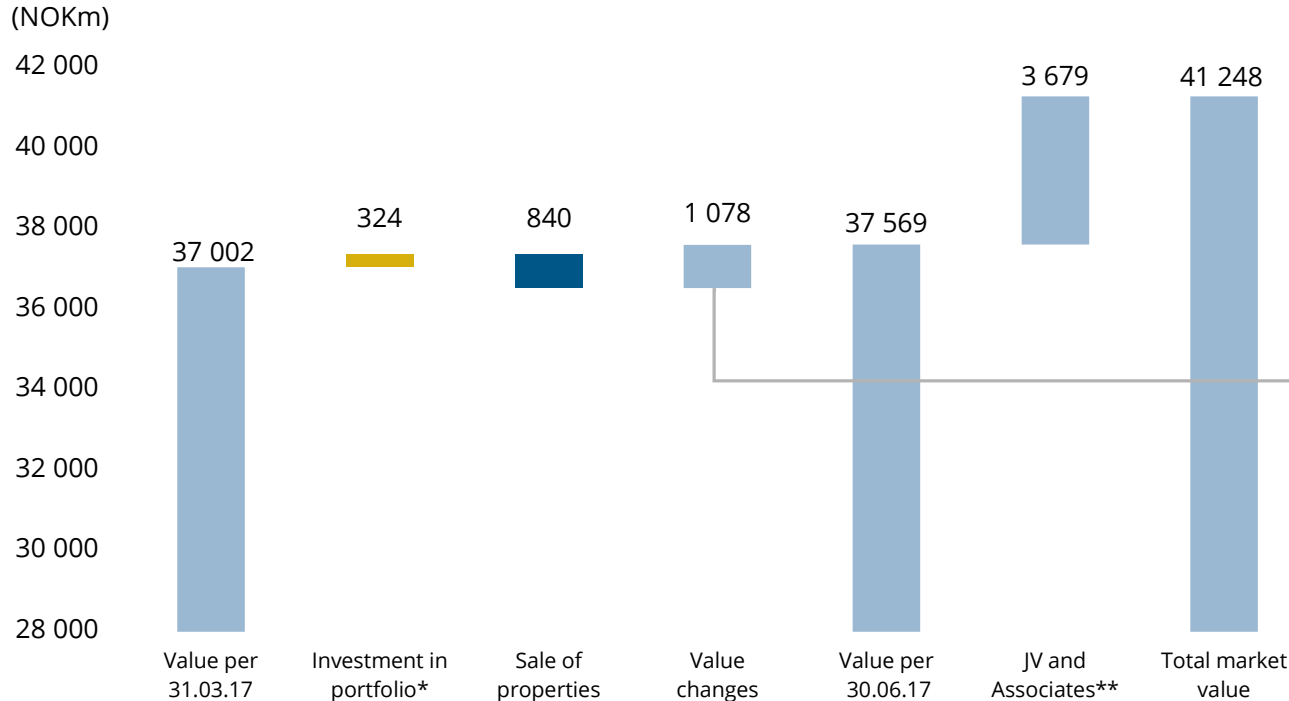


* Annualised, rolling four quarters.

Results

All figures in NOK millions	Q2		YTD Q2		Full year
	2017	2016	2017	2016	2016
Rental income	517	463	1 042	916	1 899
Repairs & maintenance	-8	-14	-14	-16	-50
Operating costs	-33	-27	-63	-50	-109
Net operating income	476	421	965	850	1 740
Other revenue	129	54	190	113	950
Other costs	-105	-55	-164	-109	-927
Administrative costs	-36	-28	-79	-72	-152
Share of profit from associates and JVs	8	11	132	19	150
Net realised financials	-138	-140	-279	-273	-572
Net income	333	264	765	528	1 190
- of which net income from property management	328	258	638	536	1 070
Changes in value of investment properties	1 078	567	1 947	749	1 991
Changes in value of financial instruments	36	-41	35	-203	125
Profit before tax	1 446	790	2 748	1 074	3 306

Investment property value development



* In addition Entra has invested 43 NOKm through its non-consolidated J/Vs, Sundtkvartalet and Entra OPF (86 NOKm on a 100 % basis)

** Entra´s share of gross market value of J/Vs and Associates (book value equity = 1,807 million)

Balance sheet

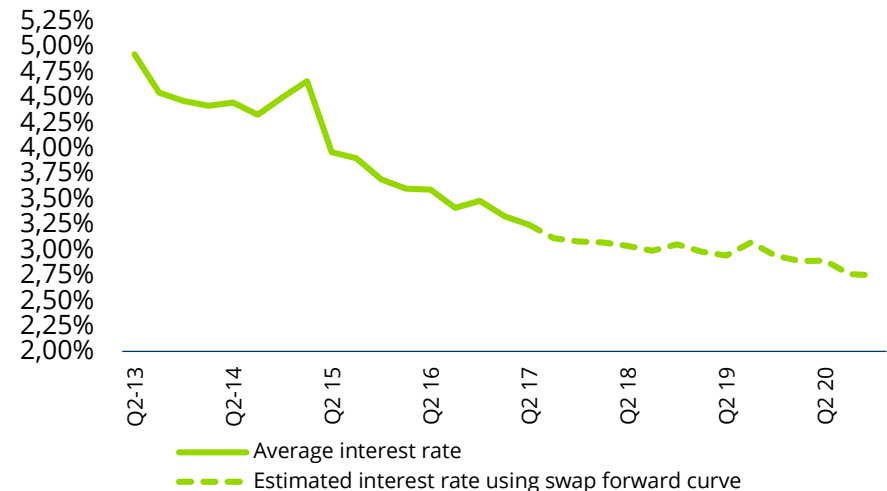
All figures in NOK millions	30.06.2017	30.06.2016	31.12.2016
Book value of property portfolio	37 570	32 029	35 798
Investments in associates and JVs	1 807	1 503	1 561
Financial derivatives	439	640	472
Other assets	1 025	545	816
Cash and bank deposits	139	158	243
Total assets	40 979	34 874	38 890
Total equity	17 086	13 625	15 124
Interest-bearing debt	18 044	15 701	18 113
Deferred tax liability	4 308	3 572	3 855
Financial derivatives	802	1 283	894
Other liabilities	741	693	905
Total equity and liabilities	40 979	34 874	38 890

Financing activity in Q2 17

Financing activity in the quarter	Amount
Increased commercial paper debt (net)	600 mill
Reduced bond financing	779 mill
Reduced bank debt	216 mill
Change in interest bearing debt:	- 395 mill

- Re-opened Green Bond issue of 250 mill
- Refinanced existing bank loans of 1,250 mill
- Average interest rate at 3.25 % at 30.06.17

Development in average interest rate 2013 – 2020e



- Development in average interest rate 2013-2020(e) as reported per 30.06.17
- Changes in average interest rate is caused by expiration of interest rate swaps and start of forward swaps already entered into.
- Assumptions (2017-2020):
 - Stable debt level
 - All debt re-financed at existing terms
 - NIBOR forward curve

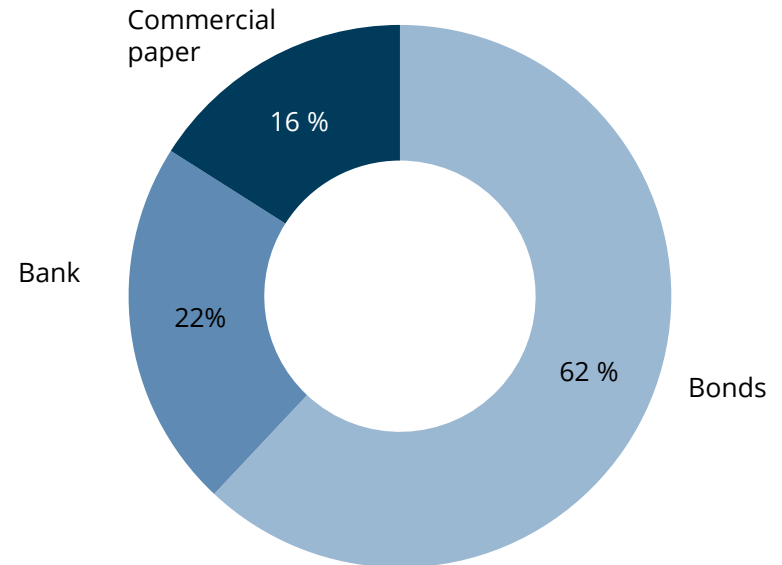
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Key debt metrics as of 30.06.17

Net nominal interest bearing debt	17,478 mill
Unutilised credit facilities	4,770 mill
Loan-to-value	45.3 %
Weighted average maturity	4.7 yrs
Interest cover ratio	3.1
Average interest rate	3.25 %
Share at fixed rate	53 %
Average maturity of interest rate hedges	4.2 yrs

Composition of nominal interest bearing debt

100% = 17 617 mill



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- Core focus on project portfolio for capital value growth
- Three projects totalling 76,800 sqm coming to completion in H2-17
- Continuous rotation towards central, large, flexible and environment friendly properties
- Positive Norwegian macro conditions
- Declining vacancy levels and strong rental growth in Oslo
- Strong and competitive transaction market



Project close to completion: Media City Bergen

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Next event
3rd quarter results
October 19, 2017

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