

# Q2

Storm Real Estate ASA  
Interim Report  
January – June 2015



Storm Real Estate ASA's business strategy is to acquire and manage real estate. The strategy includes equities and high yield investments.

## Highlights

All numbers in mill. USD

	6M 2015	6M 2014
Total Comprehensive Income	-7.8	+1.0

Major items:

NOI from investment property	+4,7	+5,2
Value change investment property	-12,3	-5,4
Value change real estate shares	+1,4	+5,9
Other operating expenses	-1,0	-1,7
Return on funds and other liquid investments	+0,1	+0,9
Borrowing costs	-1,6	-1,5
Currency gain / loss	-1,5	-0,7
Value change on contract- and interest derivatives	+0,1	-1,0
Taxes	+2,5	-1,0

## Return ratios

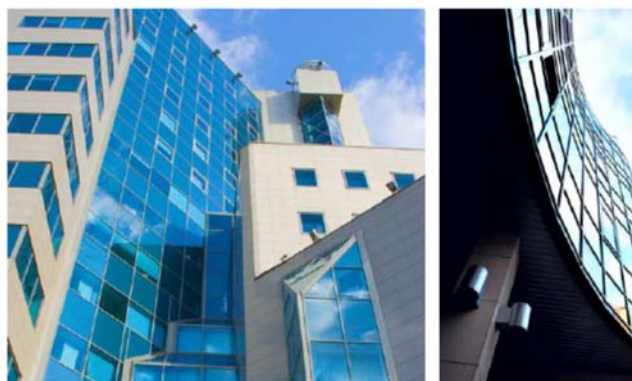
	Return on Equity <sup>(1)</sup>	Total Shareholder Return <sup>(2)</sup>	NAV per share in NOK <sup>(3)</sup>
Last 1 year	-58,1%	-31,6%	-46,5%
Last 3 years (annualised)	-19,0%	+2,1%	-14,6%
Last 5 years (annualised)	-5,0%	+5,6%	-4,2%

(1) Return on Equity = Total Comprehensive Income for the period / brought forward equity for start of the period.

(2) Total Shareholder Return = Movement in share price, dividend adjusted.

The share was listed on Oslo Stock Exchange in June 2010. Before listing the share was traded OTC.

(3) NAV per share in NOK = IRR NAV per share, dividend-adjusted.



# Semi annual report

(all following numbers are in USD)

## Highlights

- The company had a total comprehensive loss of -7.8 million USD in first six months, compared with a profit of 1.0 million USD for the same period in 2014.
- Investment Property in Russia is adjusted downwards by 12.3 million USD in the first six months in accordance with valuations from independent valuer, Cushman & Wakefield.
- Revenues from investment properties in Russia were 5.6 million USD for the first six months (2014: 6.8 million). Over the last year there has been agreed reductions in rent level to anchor tenants in both the Gasfield building in Moscow and Grifon House in St Petersburg.
- Operating expenses in Russia are largely in Russian roubles, which measured in US dollar is reduced after the depreciation of the rouble in 2014. Property related costs were 0.9 million USD in the first six months 2015 compared to 1.5 million USD in the same period last year.
- Although income from Russia is lower than the same period last year, the reduction in operating costs contributes to that changes in operating profit is less. Net Operating Income from the investment properties was 4.7 million USD for the first six months (2014: 5.2 million).
- The cash flow before changes in working capital is near similar for the first six months 2015 (3.35 million) as for the same period last year (3.13 million).
- The share price in TK Development A/S increased during the first six months and brought an valuation gain of 1.5 million USD. The position is, however, not currency hedged. The Danish krone fell 8.9% against US dollar the first six months which resulted in a currency loss of 1.1 million USD in this period.
- From investments in bonds and funds there was a increase in value of 0.1 million for the first six months (2014: +0.9 million).
- Borrowing costs were 1.6 million USD for the first six months (2014: 1.5 million). Of this, 1.1 million was loan interest (2014: 1.0 million) and 0.5 million in net payable interest on interest rate swap agreements (2014: 0.5 million).
- There is a negative tax expense (tax income) of 2.5 million USD in the period (2014: tax expense of 1.0 million). This is largely related to reversal of deferred tax on value reduction of investment property in Russia.

## Accounting for value change on investment property:

In accordance with international accounting standards (IFRS) the movement in value of investment property are split over two separate posts, explained by the following: Our Russian subsidiaries which own the buildings have Russian roubles as functional currency. According to IFRS, only the part of the fair value adjustment which can be attributed to RUB is presented over the Income Statement. The effect of currency exchange movements between RUB and USD is presented as Other Comprehensive Income and is included in term Total Comprehensive Income. We perceive Total Comprehensive Income as the most relevant measure of the company's profit. In every quarter we present an explanatory statement of the fair value adjustment:

<i>Change in value, mill USD</i>	<i>6M 2015</i>	<i>6M 2014</i>
<i>Over Income statement</i>	-14.6	-2.1
<i>Translation Difference over Other Comprehensive Income</i>	2.3	-3.3
<i>Sum Value Adjusted Properties</i>	-12.3	-5.4

## Balance sheet

- Investment properties are recorded at 58.0 million USD in accordance with valuations obtained from independent valuer, Cushman & Wakefield.
- On the closing date, the company has 14.5 million USD investment in TK Development A/S, classified as a long-term investment. In addition, the company has 8.2 million USD in short term investments in bonds and funds. Cash and cash equivalents were 2.0 million USD.
- The group has a bank loan secured through in the Grifon building which is due within 12 months (June 2016), and is therefore classified as a short term liability as per 30 June 2015.
- The group has made provision for 7.4 million USD in deferred taxes. This is largely related to value adjustments on investment properties in Russia after the aquisition date, and measured in local currency. Deferred tax could become payable on a potential realization of the buildings, while a potential realization of shares in the property owned subsidiaries could result in lower tax or no taxes.
- Company's NAV per share in NOK at 30 June 2015 is 13.28 kr.
- The company's risk is still considered high following the company's exposure to Russia, including the bank market for refinancing. The business risks are otherwise roughly the same as those described in the company's annual report for 2014.

Oslo, 12 August 2015

The Board of Directors, Storm Real Estate ASA

## The company's investment areas

### Market commentary Russia

#### Macro snapshot

- From mid May both the oil price and Russian rouble fell significantly. This after a small increase earlier this year.
- There is still expectations of a recession in Russia in 2015. Russia's department for economic development has once more adjusted the expectations for negative GDP growth from -2.5% to -2.8% for 2015.
- Inflation is down from 16.9% at the end of the first quarter, to 15.3% at the end of the second quarter.
- Due to lower inflation the central bank has reduced the key rate for the fifth time since February, now to 11.0%.

#### Real Estate Market

- Approximately 600 million USD was invested in commercial real estate in Q2 2015. During the first six months 1.3 billion USD was invested. For comparison the investment volume for the whole of 2014 was 4.1 billion USD.
- Of the investments made in the first six months, approximately 62% (807 million USD) were made by domestic investors and 38% (529 million USD) by foreign investors.
- It is mainly European and American investors behind the foreign investments. Asian investors stood for 2% of the transaction volume.
- In the first six months, 224,000 m<sup>2</sup> office buildings were completed in Moscow, of which Class A account for 2/3 of the supply.
- Vacancy is rising and is on its highest historical level. In Class B there is approx. 14.0% vacancy. For Class A the vacancy is about 31%.
- Registered rent levels showed a declining trend during the first six months. Rent levels fell significantly in 2014 and has fallen further in the first six months 2015. It is a trend that tenants seek rental agreements in roubles instead of US dollar.

### Investment in TK Development A/S

- Storm Real Estate owns 11.1% of the shares in TK Development A/S at 30 June 2015, with a value of 96.7 million DKK (14.5 million USD).
- TK Development published interim report for Q1 on 17 June 2015 (TK's accounting year ends 31 January).
- The company reported earnings before tax for Q1 2015 of -3.8 million DKK, excluding discontinuing operations, against +12.7 million DKK for the same period last year.
- Earnings after tax were DKK -6.7 million, compared with +7.3 million the year before.
- Earnings are partly related to sales of development properties, which have accounting effect in the period of handover. TK's management expects a profit before tax (excluding discontinuing activities) of approx. DKK 40 million.
- NAV per share is reported at DKK 15.40 per share. For comparison, the market price of the share as at 30 June 2015 was 8.90, equivalent to a discount of approx. 42% of book value.
- Storm Real Estate's average cost price on the shares is DKK 8.00 as at 30 June 2015.

### Investments in funds and bonds

- Storm Real Estate ASA held investments in funds and high yield bonds of 8.2 million at the end of the first six months. 5.6 million of these are invested in the high yield fund Storm Bond Fund, while 2.6 million are invested in bonds within real estate.
- The return from Storm Bond Fund was +4.3% in Q2 and +0.2% for the year to date.
- Other bond investments were unchanged in the quarter.

Sources market information Russia: Cushman & Wakefield, Trading Economics, Ministry of Economic Development  
Sources TK Development A/S: The company's financial reports and published statements.

## Consolidated Statement of Comprehensive Income

All numbers in 000 USD	Note	6M 2015	6M 2014	Q2 2015	Q2 2014	FY 2014
Rental Income	3	5,589	6,767	2,853	3,522	12,675
<b>Total Income</b>		<b>5,589</b>	<b>6,767</b>	<b>2,853</b>	<b>3,522</b>	<b>12,675</b>
Property related Expenses	3	906	1,533	461	816	2,335
Personnel Expenses		239	419	110	263	656
Other Operational Expenses		799	1,244	373	649	2,291
<b>Total Operational Expenses</b>		<b>1,943</b>	<b>3,195</b>	<b>944</b>	<b>1,728</b>	<b>5,281</b>
<b>Operating Profit (Loss) Before Fair Value Adjustments</b>		<b>3,646</b>	<b>3,572</b>	<b>1,910</b>	<b>1,794</b>	<b>7,394</b>
Fair Value Adjustments on Investment Property	3	-14,550	-2,083	-9,559	-7,497	17,208
<b>Total Operating Profit (Loss)</b>		<b>-10,904</b>	<b>1,489</b>	<b>-7,649</b>	<b>-5,704</b>	<b>24,602</b>
Finance Revenues	5	1,720	6,931	630	3,013	2,917
Finance Expenses	5	-1,723	-2,311	-2,316	-1,314	-4,245
Currency Exchange Gains (Losses)	5	-1,543	-330	521	-97	-2,358
<b>Net Financial Gains (Losses)</b>		<b>-1,546</b>	<b>4,290</b>	<b>-1,164</b>	<b>1,602</b>	<b>-3,687</b>
<b>Earnings before Tax (EBT)</b>		<b>-12,450</b>	<b>5,779</b>	<b>-8,813</b>	<b>-4,102</b>	<b>20,915</b>
Income Tax Expenses	7	-2,457	999	-985	-536	4,681
<b>Profit (Loss) for the Period</b>		<b>-9,993</b>	<b>4,780</b>	<b>-7,828</b>	<b>-3,566</b>	<b>16,234</b>
<b>Other Comprehensive Income:</b>						
<i>OCI to be reclassified to profit or loss in subsequent periods:</i>						
Currency Effect of Net Investments in Foreign Operations		328	-637	259	602	-7,357
Tax Effect of Net Investments in Foreign Operations		0	64	0	-60	0
Translation Differences		1,889	-3,216	2,072	3,165	-43,121
<b>Sum Other Comprehensive Income</b>		<b>2,217</b>	<b>-3,789</b>	<b>2,331</b>	<b>3,707</b>	<b>-50,478</b>
<b>Total Comprehensive Income for the Period</b>		<b>-7,776</b>	<b>991</b>	<b>-5,497</b>	<b>141</b>	<b>-34,244</b>
Average Number of Shares (Excluding Treasury Shares)		18,345,623	18,364,767	18,345,623	18,345,623	18,355,116
Earnings per share (USD)		-0.54	0.26	-0.43	-0.19	0.88
Total Comprehensive Income per share (USD)		-0.42	0.05	-0.43	0.01	-1.87

## Consolidated Statement of Financial Position

All numbers in 000 USD	Note	30.06.2015	31.12.2014
Investment Property	3	58,043	70,343
Financial Investments	4	14,504	14,192
PP&E		31	33
<b>Total Non-Current Assets</b>		<b>72,578</b>	<b>84,568</b>
Financial Investments	4	8,179	8,299
Other Receivables	10	613	510
Cash and Cash Equivalents	4	2,029	3,922
<b>Total Current Assets</b>		<b>10,821</b>	<b>12,731</b>
<b>Total Assets</b>		<b>83,400</b>	<b>97,299</b>
Share capital		1,236	1,236
Share Premium		21,036	21,036
Other Paid-in Equity		56,991	56,763
<b>Total Paid-in Equity</b>		<b>79,263</b>	<b>79,035</b>
Annen egenkapital		-48,253	-40,250
<b>Sum annen egenkapital</b>		<b>-48,253</b>	<b>-40,250</b>
<b>Total Equity</b>		<b>31,010</b>	<b>38,786</b>
Loans From Credit Institutions	4	27,811	39,833
Deferred Tax Liabilities		7,411	10,824
Financial Derivative Liabilities	4	1,899	1,986
Other Long-term Liabilities		380	499
<b>Total long term liabilities</b>		<b>37,500</b>	<b>53,140</b>
Trade Payables		70	106
Loans from Credit Institutions	4	12,346	2,606
Other Short-term Payables	9	2,474	2,662
<b>Total short term liabilities</b>		<b>14,890</b>	<b>5,373</b>
<b>Total Liabilities</b>		<b>52,389</b>	<b>58,513</b>
<b>Total Equity and Liabilities</b>		<b>83,400</b>	<b>97,299</b>



## Consolidated Statement of Cash Flow

All numbers in 000 USD	6M 2015	6M 2014	2014
<b>Cash Flow from Operational Activities</b>			
Earnings before Tax	-12,450	5,779	20,915
<i>Adjusted for:</i>			
Depreciations	4	3	7
Value Adjustments on Investment Property	14,550	2,083	-17,208
Financial Income	-1,666	-6,931	-2,917
Financial Expenses	1,670	2,261	4,245
Net Currency Gains	1,246	-68	4,239
<b>Cash Flow Before Changes in Working Capital</b>	<b>3,353</b>	<b>3,128</b>	<b>9,281</b>
<i>Changes in Working Capital:</i>			
Trade Receivables and Other Receivables	-103	72	128
Trade Payables and Other Payables	172	170	-672
Paid Taxes	-1,944	-1,146	-3,647
<b>Net cash flow from operational activities</b>	<b>1,479</b>	<b>2,223</b>	<b>5,090</b>
<b>Cash Flow From Investment Activities</b>			
Outflows from Investments in Financial Securities	-1,353	-1,730	-3,783
Inflows from Investments in Financial Securities	1,028	4,771	8,002
Interest Received	161	66	140
<b>Net Cash Flow From Investment Activities</b>	<b>-164</b>	<b>3,107</b>	<b>4,359</b>
<b>Cash Flow From Financing Activities</b>			
Repayments of Loans	-2,303	-1,272	-2,544
Net Purchase of Treasury Shares	0	-434	-434
Dividends Paid	0	-4,948	-4,948
Interest Paid	-1,608	-1,517	-3,083
<b>Net Cash flow From Financing Activities</b>	<b>-3,911</b>	<b>-8,172</b>	<b>-11,009</b>
<b>Net Change in Cash and Cash Equivalents</b>	<b>-2,597</b>	<b>-2,841</b>	<b>-1,560</b>
Carried Forward Cash and Cash Equivalents	3,922	6,362	6,362
Currency Exchange Variation on Cash and Cash Equivalents	704	-420	-879
<b>Cash and Cash Equivalents on Closing Date</b>	<b>2,029</b>	<b>3,101</b>	<b>3,922</b>
Of which restricted Cash and Cash Equivalents	372	372	372



## Consolidated Statement of Changes in Equity

All numbers in 000 USD	Paid-in Equity				Other Equity		Total Equity
	Share Capital	Share Premium	Other Paid-in Equity	Treasury Shares	Retained Earnings	Translation Differences on Foreign Operations	
<b>1 January 2014</b>	<b>1,296</b>	<b>21,036</b>	<b>61,734</b>	<b>-50</b>	<b>10,592</b>	<b>-16,171</b>	<b>78,437</b>
Profit (Loss) for the Period					4,780		4,780
Treasury shares				-10	-424		-434
Deletion of Treasury shares	-60			60	0		0
Dividends			-4,971				-4,971
Other Comprehensive Income						-3,789	-3,789
<b>Sum</b>	<b>-60</b>	<b>0</b>	<b>-4,971</b>	<b>50</b>	<b>4,356</b>	<b>-3,789</b>	<b>-4,414</b>
<b>30 June 2014</b>	<b>1,236</b>	<b>21,036</b>	<b>56,763</b>	<b>0</b>	<b>14,947</b>	<b>-19,960</b>	<b>74,023</b>

All numbers in 000 USD	Paid-in Equity				Other Equity		Total Equity
	Share Capital	Share Premium	Other Paid-in Equity	Treasury Shares	Retained Earnings	Translation Differences on Foreign Operations	
<b>1 January 2015</b>	<b>1,236</b>	<b>21,036</b>	<b>56,763</b>	<b>0</b>	<b>26,399</b>	<b>-66,649</b>	<b>38,786</b>
Profit (Loss) for the Period					-9,993		-9,993
Other Comprehensive Income						2,217	2,217
<b>Sum</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-9,993</b>	<b>2,217</b>	<b>-7,776</b>
<b>30 June 2015</b>	<b>1,236</b>	<b>21,036</b>	<b>56,763</b>	<b>0</b>	<b>16,406</b>	<b>-64,431</b>	<b>31,010</b>

## SELECTED NOTES TO THE INTERIM FINANCIAL STATEMENT

(Unaudited)

### 1. Corporate Information

Storm Real Estate ASA is a public limited liability company domiciled in Norway. The company is listed on Oslo Stock Exchange. The principal activity of the company is investment in yielding properties in Russia and the EEA, including investments in equities and bonds.

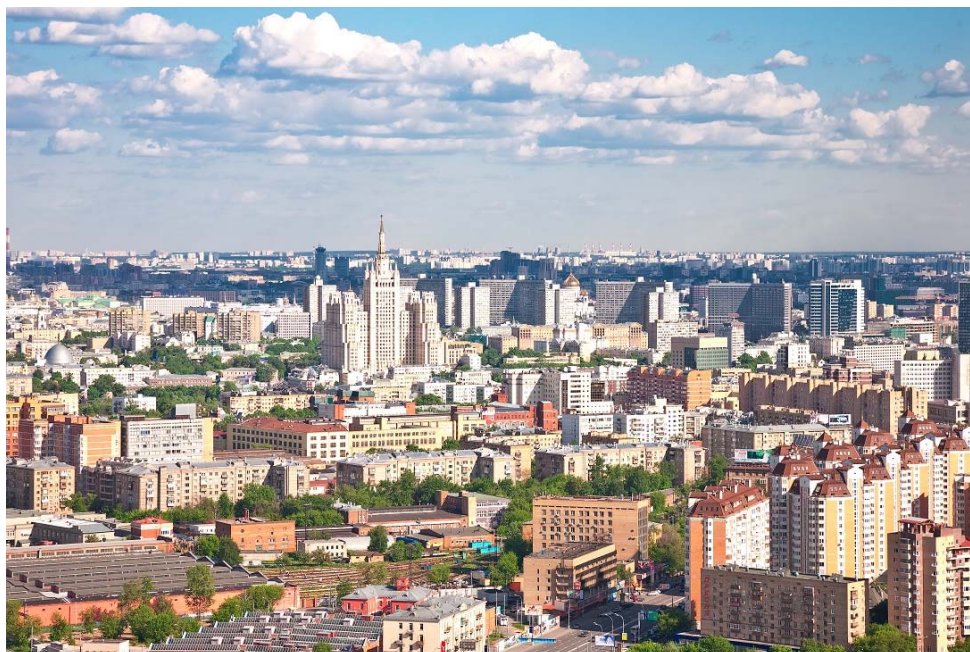
### 2. Basis of Preparation and Accounting Policies

#### Basis of Preparation

The interim financial statements for the period ending 30 June 2015 are prepared in accordance with IAS 34. The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statement of 2014. The interim financial statements are unaudited. The interim financial statement was approved by the Board of Directors on 12 August 2015.

#### Accounting Principals

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for 2014. All notes are in '000 USD, except where otherwise indicated.



### 3. Investment property

Value	30.06.2015	31.12.2014
Per 1 January	70,343	103,100
Value Adjustment *	-12,300	-33,200
Capitalisation of land plot leases **	0	443
<b>Value per Closing date</b>	<b>58,043</b>	<b>70,343</b>

\* The functional currency of the Russian subsidiaries including the buildings in Russian Rouble.

The fair value changes has two elements:

- Changes in the local functional currency (RUB) are presented in the income statement.
- Translation differences in the Group presentation currency (USD) are not allowed in the income statement, and are presented in the statement of comprehensive income.

The two effects are presented separately below:

\*\* The Company has in 2014 capitalised land plot lease agreements in accordance with IAS 40 *Investment Property* og IAS 17 *Leases*.

	6M 2015	6M 2014
Change in RUB over Income Statement	-14,550	-2,083
Translation Differences over Comprehensive Income	2,250	-3,317
<b>Net Change in Fair Value</b>	<b>-12,300</b>	<b>-5,400</b>

NOI from Properties	6M 2015	6M 2014
Rental Income	5,589	6,767
Direct Property Related Expenses	906	1,533
<b>NOI from Properties</b>	<b>4,684</b>	<b>5,234</b>

NOI % of rental income	84%	77%
Annualised yield (NOI / Fair Value)	16.1 %	10.7 %

Variables for Independent Valuations	Moscow		St Petersburg	
	30.06.2015	31.12.2014	30.06.2015	31.12.2014
Discount Rate	12.50%	12.50%	14.00%	14.00%
Yield (cap. rate)	11.50%	11.50%	12.00%	12.00%
Market rates, \$/sq.m	450	530	150	200

Investment property is valued at level 3 in the fair value hierarchy (see note 4).

#### 4. Financial Assets and Liabilities

<b>Investments in financial securities</b>	<b>30.06.2015</b>	<b>31.12.2014</b>
Value as at 1 January	22,490	28,400
Additions	1,350	3,777
Disposals	-1,033	-8,037
Change in Fair Value	1,511	2,667
Change in Currency *	-1,635	-4,316
<b>Value at Closing Date</b>	<b>22,682</b>	<b>22,490</b>

\* Investments in TK Development A/S (DKK) are not currency hedged.

Investments in other currencies than USD were largely hedged to USD on the closing dates.

<b>Other Financial Assets and Liabilities</b>	<b>30.06.2015</b>	<b>31.12.2014</b>
Cash and Cash Equivalents	2,029	3,922
Financial Investments	22,682	22,490
Embedded Derivatives	-1	-35
Interest Rate Swaps	-1,898	-1,951
Bank Loan	-40,156	-42,438
Land plot lease agreements	-443	-443
<b>Total Financial Assets and Liabilities</b>	<b>-17,786</b>	<b>-18,455</b>

#### Embedded Derivatives

The embedded financial derivative occurs as a result of currency fluctuations between RUB and USD.

Most of the tenancy lease agreements include a clause with a minimum Exchange rate for the rental.

The fair value of this asset is estimated base don currency forecasts, followed by calculations using the Black & Scholes model.

#### Interest Rate Swap

The parent company has entered into interest rate swap agreements with the lender, Swedbank,.

Accrued profits and losses are presented on the balance sheet based on the currency rate on the closing date compared to the agreed future exchange rate on the forward contracts.

The company does not apply hedge accounting for these derivatives.

#### Currency Derivatives

The company has entered into currency derivative contracts to hedge portions of its exposure to foreign currency (NOK).

Accrued profits and losses are presented on the balance sheet based on the currency rate on the closing date

compared to the agreed future exchange rate on the forward contracts.

The company does not apply hedge accounting for these derivatives.

#### Bank loan

The parent company has two loans to finance its properties. The loans are secured with pledge in

investment properties, and is repaid in quarterly instalments. The first loan (Gasfield) started in September 2008.

The second loan started in June 2011. Loans are presented in the statement of financial position at

amortised cost, and repayments within 12 months are presented as short term liability.

	<b>30.06.2014</b>	<b>31.12.2014</b>
Long term part of loans	27,811	39,833
Short term part of loans	12,346	2,606
<b>Sum loans at amortized cost</b>	<b>40,156</b>	<b>42,438</b>

#### 4. Financial Assets and Liabilities (continues)

##### Fair value hierarchy

The table below shows an analysis of fair values of financial instruments in the Statement of Financial, Grouped by level in the fair value hierarchy.

Level 1 - Quoted prices in active markets that the entity can access at the measurement date.

Level 2 – Use of a model with inputs other than level 1 that are directly or indirectly observable market data.

Level 3 - Use of a model with inputs that are not based on observable market data.

Financial assets measured at fair value	Level 1	Level 2	Level 3	Sum
Held-for-trading investments: quoted shares	14,504			14,504
Held-for-trading investments: quoted bonds	2,615			2,615
Held-for-trading investments: investment funds	5,564			5,564
<b>Sum financial assets measured at fair value</b>	<b>22,682</b>	<b>0</b>	<b>0</b>	<b>22,682</b>

Financial liabilities measured at fair value	Level 1	Level 2	Level 3	Sum
Forward currency contracts		1		1
Interest rate swaps		1,898		1,898
Land plot lease agreements		443		443
<b>Sum financial liabilities measured at fair value</b>	<b>0</b>	<b>2,342</b>	<b>0</b>	<b>2,342</b>

##### Comparison per class

Set out below is a comparison by class of the carrying amounts and fair value of the Group's financial instruments that are carried in the financial statements.

	Carrying amount		Fair value	
	30.06.2015	31.12.2014	30.06.2015	31.12.2014
<b>Financial assets</b>				
Financial assets	22	7	22	7
Other receivables	591	504	591	504
Derivative financial assets at fair value	0	0	0	0
Held-for-trading financial investments	22,682	22,490	22,682	22,490
Cash and cash equivalents	2,029	3,922	2,029	3,922
<b>Sum</b>	<b>25,325</b>	<b>26,924</b>	<b>25,325</b>	<b>26,924</b>
<b>Financial liabilities</b>				
Interest-bearing loans and borrowings	40,156	42,438	40,300	42,603
Trade liabilities	70	106	70	106
Derivative financial liabilities at fair value	1,899	1,986	1,899	1,986
Land plot lease agreements	443	443	443	443
Other current liabilities	1,960	2,662	1,960	2,662
<b>Sum</b>	<b>44,529</b>	<b>47,635</b>	<b>44,672</b>	<b>47,799</b>

## 5. Finance Income and Costs

	6M 2015	6M 2014
<b>Currency</b>		
Currency Gain	851	18
Currency Loss	-2,390	-348
<b>Net Currency Gain (Loss)</b>	<b>-1,539</b>	<b>-330</b>
<b>Finance Revenues</b>		
Interest Revenue	155	77
Fair Value Adjustment, Financial Investments	1,512	6,789
Fair Value Adjustment, Derivatives	53	0
Other Financial Revenues	0	65
<b>Sum</b>	<b>1,720</b>	<b>6,931</b>
<b>Finance Cost</b>		
Interest Costs	-1,578	-1,502
Fair Value Adjustments, Derivatives	0	-745
Other Finance Gains (Loss)	-146	-63
<b>Sum</b>	<b>-1,723</b>	<b>-2,311</b>
<b>Net Finance Gains (Losses)</b>	<b>-1,546</b>	<b>4,290</b>



## 6. Shareholder Information

### The 20 largest Shareholders as at 30 June 2015:

Shareholder	Type *	Country	Shares	%
ACONCAGUA MANAGEMENT LTD		LUXEMBOURG	3,000,000	16.35%
SKANDINAVISKA ENSKILDA BANKEN AB	NOM	SWEDEN	2,963,850	16.16%
STORM NORDIC FUND SICAV SIF		SWEDEN	800,000	4.36%
J.P. MORGAN BANK LUXEMBOURG SA	NOM	UK	750,000	4.09%
DEUTSCHE BANK AG	NOM	UK	709,759	3.87%
AS BJØRGVIN		NORWAY	579,675	3.16%
AS BANAN		NORWAY	476,338	2.60%
FINANSFORBUNDET		NORWAY	416,650	2.27%
AUBERT VEKST AS		NORWAY	355,000	1.94%
ØRN NORDEN AS		NORWAY	348,060	1.90%
TDL AS		NORWAY	182,250	0.99%
ALLUM GERD NINNI		NORWAY	181,250	0.99%
MOTOR-TRADE EIENDOM OG FINANS AS		NORWAY	180,000	0.98%
LANGBERG INGRID MARGARETH		NORWAY	173,750	0.95%
STORM CAPITAL MANAGEMENT		UK	160,000	0.87%
ALBION HOLDING AS		NORWAY	155,250	0.85%
SVENSKA HANDELSBANKEN AB FOR PB	NOM	NORWAY	150,000	0.82%
SKARET INVEST AS		NORWAY	130,000	0.71%
STORM CAPITAL PARTNERS LTD.		LUXEMBOURG	98,855	0.54%
AAA MANAGEMENT SUPPORT AS		NORWAY	95,000	0.52%
OTHER SHAREHOLDERS			6,439,936	35.10%
<b>SUM</b>			<b>18,345,623</b>	<b>100.00%</b>

\* NOM = Nominee Accounts; foreign institutions holding shares on behalf of clients.

The list is as per the shareholders registered in VPS at 30.06.2015

Any broker trades before the closing date reported after the closing date is not reflected in this list.

### Treasury Shares

The company has bought and sold treasury shares in the period.

	30.06.2015	31.12.2014
Treasury Shares as of 1 January	0	721,799
Net Purchase of Treasury Shares	0	157,500
Deletion of Treasury Shares	0	-879,299
<b>Treasury Shares at Closing Date</b>	<b>0</b>	<b>0</b>



## 7. Tax Expenses

Income Taxes in the Income Statement	6M 2015	6M 2014
Current Income Tax Expense	649	1,677
Deferred Income Tax	-3,106	-678
<b>Total Tax Expense for Period</b>	<b>-2,457</b>	<b>999</b>

## 8. Transactions with Related Parties

	6M 2015	6M 2014
Storm Capital Management Ltd.	303	649
Storm Capital Partners Ltd	96	202
<b>Sum</b>	<b>398</b>	<b>851</b>

## 9. Other Current Liabilities

	30.06.2015	31.12.2014
Taxes and Duties Payable	580	1,488
Advance Rents Received	1,641	912
Other Current Liabilities	253	261
<b>Sum</b>	<b>2,474</b>	<b>2,662</b>

## 10. Other Current Receivables

	30.06.2015	31.12.2014
Taxes and Duties Receivable	398	221
Other Receivable	215	291
<b>Sum</b>	<b>613</b>	<b>510</b>

## 11. Segment information

	Property shares	Property - Investments	Other	Sum Group
<b>Total comprehensive income 6M 2015</b>	<b>312</b>	<b>-8,180</b>	<b>93</b>	<b>-7,776</b>
Assets	14,504	60,080	8,815	83,400
Liabilities	0	46,179	6,211	52,389
<b>Net values per 30.06.2015</b>	<b>14,504</b>	<b>13,901</b>	<b>2,604</b>	<b>31,010</b>

## Responsibility statement

We confirm that the interim financial statements for the period 1 January to 30 June 2015 has, to the best of our knowledge, been prepared in accordance with IAS34 Interim Financial Reporting and that the information in the statement gives a true and fair view of the Company's consolidated assets, liabilities, financial position and results of operations.

The interim report gives, to the best of our knowledge, a true and fair overview of important events in the period and their effect on the interim financial statements, and a description of material transactions with related parties.

We confirm that, to the best of our knowledge, the interim report includes a fair review of the information under the Norwegian Securities Trading Act section 5–6 fourth paragraph.

Oslo, 12 August 2015

The Board of Directors and Managing Director, Storm Real Estate ASA,

Stein Aukner  
Chairman

Morten E. Astrup  
Board member

Silje Augustsson  
Board member

Nini H. Nergaard  
Board member

Kim Mikkelsen  
Board member

Erik M. Mathiesen  
General manager

